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City of Atascadero

General Plan 2025

Final Plan

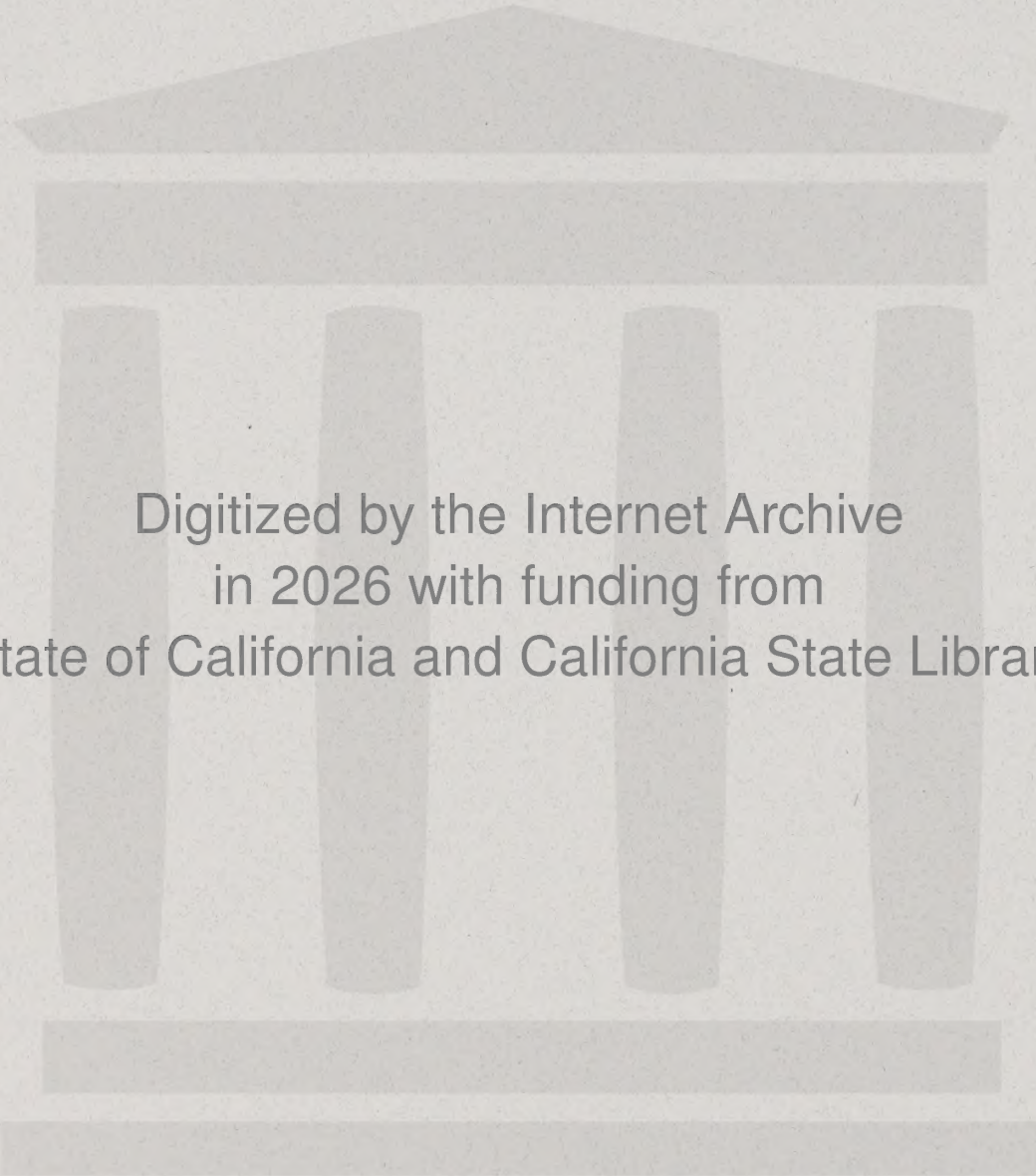
Adopted June 25, 2002

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Prepared by:

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General Plan Status Chart

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June 25, 2002

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Final Plan

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none

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Environmental Impact Report State Clearinghouse #:

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I. General Plan Overview

Nestled between the Salinas River to the east, and the oak covered hillsides of the Santa Lucia Mountains to the west, Atascadero is a vital community within a rural landscape. Atascadero has an attractive downtown and linear commercial corridors along El Camino Real and Morro Road. The City offers residents a small-town lifestyle combined with modern amenities. Atascadero's General Plan is a comprehensive plan that embraces these qualities to ensure that they are protected for present and future generations.

A. Atascadero's History

When Mission San Miguel was founded in 1797, the area that became Atascadero was used primarily for cattle grazing. The first building in the area was an 1812 adobe that served as the southern grazing outpost for the mission. Portions of the adobe walls stood until the late 1900's near Traffic Way. During the 19th century, cattle ran in large tracts that had been Mexican land grants. Toward the end of the century, J.H. Henry consolidated a number of tracts into the 23,770-acre Atascadero Ranch, which included all of the present planning area, except for Baron von Schroeder's Eaglet, now part of Eagle Ranch.

During the early years of the 20th century, the U.S. Army used the central plain of the ranch for annual encampments and maneuvers and at one time considered acquisition of the ranch for a permanent military camp.

1. E.G. Lewis

In 1913, Edward Gardner "E.G" Lewis selected the Atascadero Ranch as the ideal location for a model colony. It was Lewis' plan that this model community would provide its residents with the most favorable aspects of both urban and rural life, in part by anticipating widespread use of the automobile. Lewis purposely chose a location halfway between the major urban centers of the state on both a railway and state highway. The oak covered rolling foothills of the Santa Lucia Range provided ample water, pleasant climate and proximity to the coast.

After purchasing the property, Lewis employed a group of nationally recognized experts to plan, survey and subdivide the entire 38 square miles. Many of the concepts put into practice then were progressive even by today's standards. Instead of subdividing on a piecemeal basis as immediate demand might require, the full colony area was surveyed, subdivided and plats filed with the County Recorder in October 1914. Contrary to the speculative nature of many early cities in the United States and California, some 100 miles of roads were constructed with care for aesthetics as well as circulation. A water system of wells, tanks and mains was installed as part of what would become the Atascadero Mutual Water Company. Nearly 3,000 acres of orchards consisting of more than 20,000 pear, apple, peach, prune, and apricot trees were

planted. To provide a complete community, parks were laid including the Sunken Garden and public buildings like Administration Building were constructed.

Meanwhile, a nationwide promotional campaign successfully provided money for development and attracted residents to the colony. As many as 1,000 prospective residents lived in a tent city until construction began in 1915. That year the four-story Administration Building neared completion at a cost of \$136,000, as did a large printing plant for Lewis' magazine and a shopping center to serve the residents. An industrial center was producing the construction materials and included machine and maintenance shops and warehouses. A ten-mile stretch of what is now El Camino Real was paved with concrete and a lighted bridge spanned Atascadero Creek.

A twenty-mile road through the Santa Lucia Mountains connecting the Colony to the 1,000-acre Atascadero Beach properties near Morro Bay was completed at a cost of \$90,000. Subsequently schools, a community center with a swimming pool, a hospital and a hotel were built at the beach. Pine Mountain Stadium was developed and used for a variety of community activities. Golf courses were built in the Colony and on the beach property. Tennis courts were installed near the Civic Center. The Community Center was, in addition to many other uses, the home of the Federated Church of Atascadero, where members of twenty-three Protestant denominations worshipped together.

2. The Atascadero Colony

The Colony's major enterprises, other than agriculture and a flower seed experiment, were a lumber mill and yard, a brick plant, the shopping center, the offices of the Colony Holding Corporation, a doll factory, a fruit and vegetable processing plant and a large and active printing and publishing plant. At their zenith, each of the latter two plants employed several hundred persons, and the local post office was third in mail volume statewide.

The Atascadero Mutual Water Company is the one commercial organization dating from the Colony's founding that still retains its original form: shares of capital stock are deeded with each lot and can't be sold or disposed of separately from the land. The entire water system, pumping plants, reservoirs, distribution mains, and wells are the property of the Atascadero Mutual Water Company, which is owned mutually by the owners of Colony lots. Development of the planned community halted abruptly in 1924 when Lewis declared bankruptcy, and the effects of the Depression slowed growth for several decades.

3. The 1950's

Two important factors that stimulated growth in the 1950s have also significantly affected the design and demographics of the community: bisection of the City in 1954 by Highway 101, and siting of the Atascadero State Hospital on the edge of the community in 1956.

In 1956, a sanitary district was established through San Luis Obispo County. A sewer bond was passed in 1968 and sewer service was subsequently provided for the center of the community by 1972. In addition to resolving a public health problem, sewer enabled intensification of land uses. Between 1960 and 1970 the population of Atascadero virtually doubled from 4,583 persons to approximately 9,100 persons in 1970. Between 1970 and 1980, the population increased by over 78% with an additional 7,141 persons being added to the community. Most of the growth was in-migration, both from the major metropolitan areas to the south and north and through resettlement from other communities within the county. Owing to the character of the area with rolling woodlands subdivided for large lots, many incoming residents sought the rural lifestyle of a bedroom community and commuted to jobs beyond the community.

Table I-1: Population Trends: 1960- 2000

	City of Atascadero	
Year	Population	10 year rate
1940	2,600	
1950	3,400	31%
1960	4,583	35%
1970	9,100	99%
1980	16,232	78%
1990	23, 138	43%
2000	26, 411	14%

- Source: U.S. Census

4. Incorporation of the City of Atascadero

In 1968, the county adopted a General Plan to guide growth in the unincorporated community of Atascadero as recommended by the local advisory committee. In 1972, pressed by continuous growth and the more stringent requirements of state planning law, the local advisory committee was expanded, and served as a policy-directing entity for the 1980 General Plan. The San Luis Obispo County Board of Supervisors adopted the draft plan in December, 1978. In June, 1979 the residents of Atascadero voted in favor of incorporation. The newly elected City Council directed the Planning Commission to review and update the 1978 General Plan as its first major task. Public hearings were conducted and the 1980 General Plan became the first major planning document adopted by the newly incorporated City of Atascadero. Subsequently, in 1983, a new zoning ordinance designed to implement that plan consistent with state law was also adopted.

In 1985, the City began updating the 1980 General Plan, which was phased over fiscal years 1986 and 1987. This planning process resulted in Atascadero planned for a population capacity of slightly less than 33,000 persons, which was consistent with the goals set by E.G. Lewis when planning the original colony. The revised General Plan was adopted in 1992.

B. General Plan Update 2000

1. The General Plan Update Process

The most recent update to the General Plan began in the winter of 2000. To respond to community concerns about protecting the integrity of the current General Plan, the City prepared a General Plan that is an update and refinement of the 1992 General Plan rather than a complete rewrite. In the first step, the City Council adopted *Guiding Community Goals* by readopting the Goals of the previous General Plan. These goals provide the foundation for the direction of all the required components of the General Plan, and they provide continuity with the public's desires that were incorporated into the 1980 and 1992 General Plans.

2. Smart Growth

Aware that concern for environmental protection and resource conservation are becoming increasingly important issues at all levels, the City Council and Planning Commission jointly developed a set of "Smart Growth Principles". Smart Growth is a concept in city planning that encourages more compact, walkable communities that encourage pedestrian scale mixed use infill rather than automobile dependent subdivisions. The "Atascadero Smart Growth Principles" were intended to supplement the Goals of the previous General Plan and provide a solid foundation for the new General Plan that combined the communities previous 20-years of planning with the most current principles of good community development.

Table I-2: Atascadero's Smart Growth Principles

1. **Provide for well-planned new growth.** Recognize and preserve critical areas of open space, environmental habitats, and agricultural lands, while accommodating new growth in compact forms in areas designated for higher density, in a manner that encourages multi-modal transportation opportunities, integrates the new growth, and creates housing and job opportunities for people of all ages and income levels.
2. **Maximize use of existing infrastructure.** Accommodate additional growth by first focusing on the use and reuse of existing urbanized lands supplied with infrastructure, with an emphasis on reinvesting in the maintenance and revitalization of existing infrastructure.
3. **Support vibrant city centers.** Give preference to the redevelopment and reuse of Downtown Atascadero and appropriate nodes along existing transportation corridors

through the encouragement and retention of mixed-use development, business vitality, housing opportunities for people of all income levels, and safe, reliable and efficient multi-modal transportation systems.

4. **Develop and support coordinated planning for regional impacts.** Coordinate planning with neighboring communities and the County so that there are agreed upon regional strategies and policies for dealing with the regional impacts of growth on transportation, housing, schools, air water, wastewater, solid waste, natural resources, agricultural lands, and open space.
5. **Support high quality education and school facilities.** Encourage and support high quality public education, neighborhood-accessible school facilities and adequate library services as a critical determinant in making our community attractive to families, maintaining a desirable and livable community, promoting life-long learning opportunities, enhancing economic development, and providing a work force qualified to meet the full range of job skills required in the future economy.
6. **Build strong communities.** Support and embrace the development of strong families and a socially and ethnically diverse community, by: (1) working to provide a balance of jobs and housing within the community; (2) reducing commute time; (3) promoting community involvement; (4) enhancing public safety; and (5) providing and supporting cultural and recreational opportunities.
7. **Emphasize joint-use of facilities.** Emphasize the joint-use of existing compatible public facilities operated by City, school, County, and state agencies, as well as take advantage of opportunities to form partnerships with private businesses and non-profit agencies to maximize the community benefit of existing public and private facilities.
8. **Support creative entrepreneurial efforts.** Support local endeavors to create new products, services and businesses that will expand the wealth and job opportunities for all social and economic levels.
9. **Encourage full community participation.** Foster an open and inclusive community dialogue and promote alliances and partnerships to meet community needs.
10. **Establish a secure local revenue base.** Create/support the establishment of a secure, balanced, and discretionary local revenue base necessary to provide the full range of needed services and quality land use decisions.

3. Community Involvement

The next step of the General Plan update process was to get the community involved consistent with Smart Growth Principle #9. The City held over a dozen neighborhood meetings, workshops and charettes to gather input from residents on what they thought was important about Atascadero, and what they would like Atascadero to be in the future. The results of this outreach effort found that the community is deeply concerned about maintaining the small-town / rural atmosphere of Atascadero. This concern included preserving the natural qualities of community; protecting native oaks, creeks, open vistas, hillsides and natural habitats; providing good public services and amenities; maintaining safe, clean neighborhoods;

providing a range of commercial opportunities; increasing local employment and improving the appearance of the community. These issues were organized into the following four categories under the title of General Plan Framework Principles: 1) protecting the natural environmental, 2) improving the appearance of the community, 3) developing a strong revenue base and 4) creating strong neighborhoods.

Table I-3: General Plan Framework Principles

Protect the Natural Environment

- Open Space and Hillside
- Oak Woodlands
- Wildlife
- Creeks and the Salinas River

Improve the Appearance and Character of Atascadero

- Rural Atmosphere /Small Town Scale / Architectural Character
- El Camino Real & Morro Road / streetscape appearance
- US 101 corridor
- Signs

Provide a Secure Revenue Base

- Provision of City Services
- Downtown Revitalization
- Primary Wage Earner Jobs
- Business and Industry
- Additional Commercial Services & Variety

Promote Well Planned Neighborhoods

- Parks and Trails
- Affordable Housing
- Traffic and Streets
- Large Lot Residential Areas
- Mixed Use Areas

4. The Draft Plan

The Readopted Goals, Smart Growth Principles and the Framework Principles were incorporated into a series of land use alternatives that were reviewed by the public in the spring

of 2001. At the same time, a list of Policy Options was developed to determine if there were existing General Plan policies that should be updated. Through a series of public workshops and meetings, the three alternatives were refined into a Preferred Alternative and a number of opportunities and challenges were identified in the Policy Options report.

That Preferred General Plan Land Use Alternative was endorsed by the City Council in September 2001 with a build-out population of approximately 36,000 persons as the preferred plan for the General Plan update. In addition, the Council provided direction on each of the Policy Options which was in turn developed into General Plan policies. A Draft General Plan encompassing the revised goals, land use plan and circulation diagram was distributed for public review in February 2002, along with an accompanying Draft Environmental Impact Report (DEIR). The DEIR disclosed potential effects of the Draft Plan and recommended appropriate mitigation measures, pursuant to the California Environmental Quality Act.

C. General Plan Requirements

This section discusses the legal framework and requirements for the General Plan, its organization, and the relationship of the General Plan to the local planning process in Atascadero.

California planning law requires the City to prepare and adopt a “comprehensive, long-term General Plan for [its] physical development” (Government Code 65300). A General Plan expresses the community’s goals for the future distribution and character of land uses and development, both public and private. The General Plan is required to be comprehensive in terms of issues addressed and must include the City’s entire physical planning area. It is required to be long-term and internally consistent. Towards this end, planning activities including zoning approvals and amendments, subdivision approvals, capital improvements, and redevelopment activities need to conform to the City’s General Plan. Preparing, adopting, implementing and maintaining a General Plan serves to:

- Identify the community’s land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development.
- Provide a basis for local government decision-making, including decisions on development approvals and exactions.
- Provide citizens with opportunities to participate in the planning and decision making processes of their community.
- Inform citizens, developers, decision makers, and other cities and counties of the ground rules that guide development within the community.

The General Plan bridges the gap between community values, visions and objectives, and physical decisions such as subdivisions, land development and public works. California law (Government Code Section 65302) requires that the General Plan include a statement of policies for each of the following topics: land use, circulation, housing, conservation, open space, noise and safety. The typical content of these required “elements” include the following:

- **Land use.** Designates the general distribution and intensity of land uses, including the location and type of housing, businesses, industry, open space, education, public buildings, and parks.
- **Circulation.** Identifies the general location and nature of existing and proposed circulation, including roadways (e.g. arterial, collector, and local streets), highways, transit, and other transportation facilities and modes.
- **Housing.** Assesses the current and projected housing needs of all segments of the community and identifies land and programs to provide adequate housing to meet those needs.
- **Open Space.** Identifies open space resources, and provides techniques for preserving open space areas for natural resources, outdoor recreation, public health and safety, and agricultural activities.
- **Conservation.** Identifies conservation resources and issues and provides measures for conservation and use of natural and cultural resources, including wetlands, forests, rivers, archeological resources, and historic structures.
- **Noise.** Identifies and evaluates noise sources in the community and develops methods to mitigate noise nuisances.
- **Safety.** Establishes policies to protect the community from risks associated with seismic, geologic, flood, and fire hazards.

General Plans may also include additional, optional topics as necessary to address local issues relevant to the physical development of the community. In addition, individual elements may be consolidated and reformatted as desired, provided that all seven topical areas are addressed in the plan.

The General Plan is the foundation in the hierarchy of local government law regulating land use. Subordinate to the General Plan are specific plans, the Redevelopment Area Plan, the Parks and Recreation Master Plan, and special planning area projects such as the Downtown Plan. These planning efforts must conform to the City’s adopted General Plan.

D. Regional Considerations

Atascadero is one of seven incorporated cities in San Luis Obispo County. Each jurisdiction carries a responsibility to coordinate its General Plan with regional planning efforts, including the Safety Element of the County General Plan. The City's General Plan should be coordinated with other local government agencies to ensure consistent planning decisions, as well as attainment of regional circulation, environmental and housing goals. The principal regional agencies with planning policies and standards that may affect the City of Atascadero are shown in Table I-4.

Table I-4: Regional Planning Agencies

Agency	Planning Responsibilities
County of San Luis Obispo	Responsible for the planning of lands directly outside the Atascadero City limits. Prepared the <i>Salinas Area Plan</i> as the guiding planning document for the land to the north/east of the Salinas River. The County has a referral agreement with the City for proposed development within the City's sphere of influence.
San Luis Obispo Council of Governments (SLOCOG)	The designated Regional Transportation Planning Agency (RTPA), Metropolitan Planning Organization (MPO), and regional Census Data Affiliate (CDA) for the County. Has a variety of responsibilities that support a continuous, comprehensive, coordinated planning process to help assure the development of an efficient, coordinated and balanced transportation system to meet the region's mobility needs and programming transportation funding. SLOCOG is responsible for preparing the Regional Transportation Plan (RTP) and the Regional Housing Needs Plan (RHNP).
SLO Local Agency Formation Commission (LAFCO)	Responsible for determining, adopting, and periodically reviewing and updating the City's sphere of influence and approve annexation requests.
Regional Water Quality Control Board	Responsible for developing and enforcing water quality plans which will best protect the beneficial uses of the State's waters, recognizing local differences in climate, topography, geology and hydrology
SLO County Integrated Waste Management Authority	Responsible for solid waste reduction and collection, as well as the siting and management of solid waste facilities in SLO County; prepares the SLO County Integrated Waste Management Plan.
SLO County Environmental Health Division	Responsible for the treatment, storage and disposal of hazardous wastes, as well as the siting and management of hazardous waste facilities; prepares the SLO County Hazardous Waste Management Plan.
SLO County Air Pollution Control District	Responsible for reducing and maintaining regional air pollution levels to within federal and state standards; prepares the Air Quality Management Plan (AQMP - federal) and Air Quality Attainment Plan (AQAP - state).
Upper Salinas-Las Tablas Resource Conservation District	The RCD works as a partner with the Natural Resources Conservation Service in land use planning, watershed planning, wetlands preservation, stream restoration, beneficial agriculture management practices (BAMP's), water conservation, water quality enhancement, soil protection, and conservation education.
California Department of Transportation (Caltrans)	Responsible for maintenance, congestion management and safety. of Highway 101 and Highway 41. Responsible for enforcement of the Scenic Highways program.

E. General Plan Organization

The Atascadero General Plan consists primarily of a policy document. The policy document contains the seven required elements and provides goals, policies, and programs for each element and additional local topics.

The emphasis of this Plan is in the establishment of goals, policies, and programs to guide short- and long-range decision making by the community. Goals represent the ultimate end towards which an effort is directed and are general in nature with the intention of providing policy direction. Policies represent an official statement providing more specific direction to guide actions. Programs are the actions to be fulfilled to achieve the goals and policies.

The Atascadero General Plan includes the following elements:

- Land Use, Open Space and Conservation Element
- Circulation Element
- Safety and Noise Element
- Housing Element

Table I-5: General Plan Organization

Atascadero GP Elements	Required GP Elements	Examples of Topics Covered
Section II Land Use, Open Space & Conservation Element <i>(Includes Recreation and Economic policies)</i>	Land Use	Development patterns, residential neighborhoods, community character, recreation, public facilities and recreational facilities and standards.
	Open Space Conservation	Open space, hillside development, water quality, riparian areas, endangered plants and animals, greenbelt, agriculture, historic resources
	Recreation <i>(optional)</i>	Parkland location and standards, facility needs, coordination with land use issues
	Economic Development <i>(optional)</i>	Commercial and industrial land uses, economic diversification, job opportunities, tourism
Section III Circulation Element	Circulation	Traffic, street network, parking, transit services, bike routes
Section IV Safety & Noise Element	Noise Safety	Development in hazardous areas, wildfire protection, hazardous waste management, seismicity, flood control, noise
Section V Housing Element	Housing	Population, employment, income, housing needs, rehabilitation need, affordable housing development potential

II. Land Use, Open Space & Conservation Element

A. Introduction

The Land Use, Open Space and Conservation (LOC) Element is intended to guide development and revitalization projects consistent with community values. Three mandatory General Plan elements have been consolidated to ensure internal consistency and to address the importance of Open Space and Conservation issues within the community. An optional Recreation Element of the previous General Plan has also been consolidated within the LOC Element. This change has been made to ensure that recreation and land use issues are given equal consideration. Detailed park improvement standards of the previous Recreation Element will be addressed in Park Master Plans. Optional Economic and Fiscal Elements of the previous General Plan have also been consolidated under the LOC Element.

The LOC Element designates the general distribution and intensity of land uses, including housing, commercial, business, industry, open space, conservation areas, recreation areas, and public facilities. Table II-2 summarizes existing development in the City. Table II-3 and the Land Use Diagram control the land use distribution and the maximum development potential for the City in 2025

The guiding principle of the LOC Element is to retaining the historic Colony land use pattern and rural character of the City. This will be achieved by focusing mixed uses and moderate densities into the downtown and nodes along the Urban Core of El Camino Real and Morro Road, and by preserving natural resources, open space and "elbow room" with rural density surrounding the Urban Core. The Urban Form Diagram (Figure II-3) depicts a distinct downtown at the center of the Urban Core. Radiating out along El Camino Real is a series of mixed-use nodes surrounded by lower-density single family residential neighborhoods. Areas beyond the Urban Core are designated as rural residential up to the Colony boundary and an open space greenbelt is designated as a buffer surrounding the Colony.

B. Population

Demographics and population projections are fundamental to a General Plan. Detailed demographic and socioeconomic information and analysis is contained in the Housing Element (Section V). The LOC Element deals primarily with population on a dwelling unit basis. In 2001, the City had approximately 3,000,000 square feet of commercial and industrial buildings and 10,000± dwelling units. The 2000 Census population estimate was 26,411 persons which included the 1999 annexation of approximate 1,200 persons at the Atascadero State Hospital (ASH).

Historically, the City of Atascadero experienced periods of explosive growth rates following World War II. During the decade of the 1990's these rates began to stabilize into more sustainable growth rates averaging between 1% and 2% annually. The General Plan assumes that an annual growth rate averaging 1.25% will be sustained during the next 20 years. Based on this assumption the General Plan buildout would be reached around 2025 (Table II-1). Table II-3 provides a statistical summary of the land uses and population that could be accommodated within the General Plan Land Use Diagram Figure II-2.

Table II-1 General Plan Population Projection

Year	Population	10 Year Average Growth Rate
1940	2,600 pp	
1950	3,400 pp	31%
1960	4,583 pp	35%
1970	9,100 pp	99%
1980	16,232 pp	78%
1990	23,138 pp	43%
2000	26,411 pp	14%
2010	29,904 pp	13%
2020	33,860 pp	13%
2025	36,030 pp	

Table II-2 Existing Development, 2001

Land Use Type	Sq. Ft.
Commercial	2,683,000 sf
Industrial	416,000 sf
Residential	Units
Group Quarters	260 du's
Single-Family Detached	6,768 du's
Single-Family attached	280 du's
2-to-4 Unit	869 du's
5-plus Unit	1,217 du's
Mobile Home	601 du's
Total Units	9,995 du's
Population	26,411 persons

- Source: Department of Finance 2000, GIS Floor Area Analysis, 2000 Census

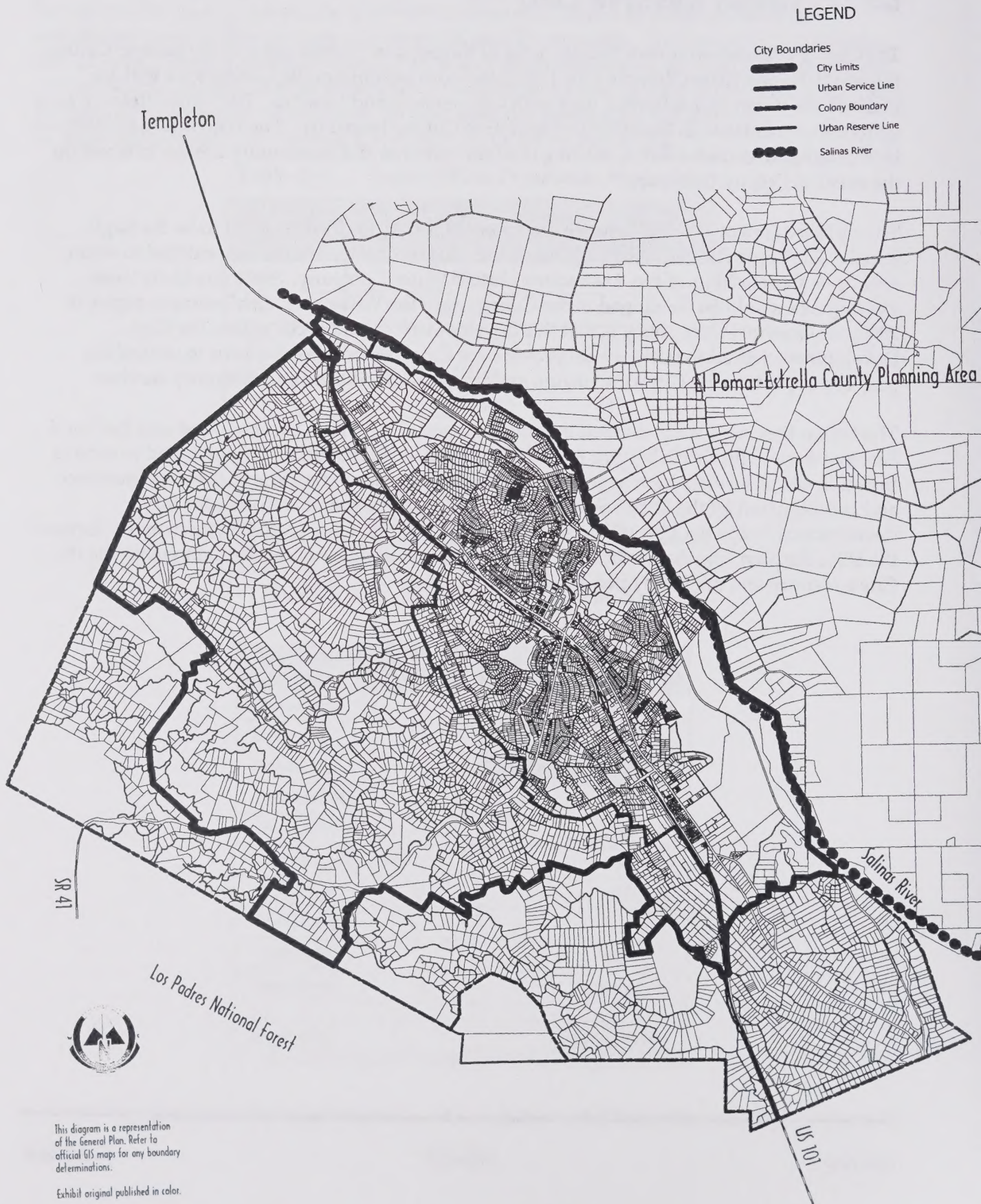
C. Urban Reserve Line

The City of Atascadero covers 15,600± acres of the original 29,980± acres of the historic Colony (Figure II-1). The Urban Reserve Line (URL) includes portions of the Colony area that are planned for urban and suburban uses with City services and facilities. The Urban Reserve Line generally coincides with the historic Atascadero Colony boundary. The URL is largely dictated by topographic considerations, existing land use patterns and community desires to maintain the existing Colony Boundary.

The primary area of possible future expansion of the City limits is planned to be the Eagle Ranch. The Eagle Ranch consists of 400± undeveloped Colony lots that are entitled to water service as shareholders of the Atascadero Mutual Water Company. Since it is likely these existing lots would be developed in the County once the Williamson Act Contracts expire in 2009, the General Plan's policy is that this development should occur within the City. Development within the City would provide the City with best mechanisms to control the project's impacts to the City's circulation system, public facilities and emergency services.

The Urban Reserve Area is divided into two sub-areas, the Urban Services Area and the Rural Services Area. The Urban Service Area includes urban and suburban land planned to receive higher levels of services such as parks, drainage, emergency services, and street maintenance and is designated by the Urban Services Line (USL). The General Plan calls for infill development inside the USL where services can be provided in a cost-efficient manner. Beyond the USL, the plan intends for the Rural Service Area to retain rural residential to reinforce the City's identity and maintain open space characteristics.

Figure II-1: General Plan Setting



D. Land Use Designations

The Land Use Element and Diagram establishes distinct residential and non-residential land use categories that identify where certain types of uses may occur. While the General Plan outlines overall development parameters, the Zoning Ordinance implements these designations through regulations for specific districts and allowed uses. Table II-3 establishes the land use designations of the General Plan and lists maximum potential development for each designation.

Table II-3: General Plan Land Use - Maximum Potential Development

Land Use Designation	Maximum Density	Average FAR	Minimum Lot Size	Acres (ac)	Maximum Dwelling Units (du)	Maximum Population 2.65 people/unit (pp)
RR / RE / SE	0.1 - 0.4 unit/acre gross**		2.5 -10 ac	9,340.4 ac	3634 du	9630 pp
SFR-Z	1.0 unit/acre gross**		1.5 - 2.5 ac	655.2 ac	652 du	1728pp
SFR-Y	2.0 units/acre gross		1.0 ac	1,579.5 ac	2831du	7503pp
SFR-X	4.0 units/acre net*		0.5 ac	472.7 ac	1380 du	3658 pp
MDR	10 units/acre net		0.5 ac	217.1 ac	1116 du	2958 pp
HDR	16 units/acre net		0.5 ac	303.0 ac	3648 du	9668 pp
GC	16 units/acre net	0.3 FAR		292.1 ac	189 du	501 pp
SC		0.4 FAR		41.8 ac		
D	16 units/acre net	3.0 FAR		62.3 ac	50 du	133 pp
MU	16 units/acre net	0.3 FAR		66.6 ac	200 du	530 pp
CPK		0.4 FAR		82.9 ac		
CREC	10 units/acre net	0.1 FAR		6.7 ac		
IND		0.4 FAR		65.2 ac		
AG	0.1 - 0.4 units/acre gross**		2.5 - 10 ac	43.9 ac		
REC				501.7 ac		
PUB		0.4 FAR		1,1174.3 ac		
OS				277.4 ac		
Total				15,182.6 ac	13,701 du	36,308 pp

- "Net" shall mean minimum lot size exclusive of private or publicly owned abutting road rights-of-way while "Gross" shall include abutting road right-of-way to center line.
FAR (Floor Area Ratio): The FAR expresses the percentage of a site area that could be covered by a building. The FAR is not considered an absolute cap under this General Plan but is used as an overall land use designation average to calculate traffic and job generation related to the uses. Actually site utilization restrictions are determined by the zoning ordinance's setback, landscaping, parking and height standards.
Downtown FAR is assumed with an average of 0.4 with a max of 3.0.
- * The maximum density sets a limit to the number of units that may be developed in each land use designation. The General Plan also sets minimum lots size areas that are allowed through the subdivision process consistent with the "Elbow Room" principle. The minimum lot sizes are more restrictive than the maximum densities in order to reflect historic small lot development densities and to allow for new planned development projects that incorporate smaller lot sizes with innovative design concepts.
** Density is adjusted by performance standards in this land use designation. The maximum density may be lower based on the application of performance standards.

Residential density (the number of dwelling units allowed per acre, calculated prior to dedications for streets and other improvements) may decrease due to site constraints or increase

if State-required affordable housing density bonuses are incorporated. Non-residential uses allowed in residential districts, such as schools and churches, can reduce potential population, while population can grow if group quarters increase.

1. Residential Land Use Designations

This section provides a description of each of the official residential land use designations and the corresponding zoning districts. The Rural Estates areas are beyond the USL and tend to have large lots, while Suburban Estates, Rural Residential and Single Family Residential areas are inside the USL and range from large lots to suburban densities. Densities generally decrease with distance from the Urban Core to maintain the rural atmosphere of the community and preserve the large lots that are a distinguishing feature of Atascadero.

Rural Residential (RR), Rural Estate (RE), Suburban Estate (SE)

These areas are intended for detached single-family homes on lots sizes of 2.5-10 acres gross with allowable accessory agricultural and livestock uses. Allowable lot size is based on performance standards that include neighborhood and site characteristics including slope, distance from the center of the community, average neighborhood lot size, soil percolation capability, and adequacy of access.

Corresponding zoning districts are RR, RS, P, L, and OS.

Single-Family Residential (SFR)

These areas are intended for detached single-family homes on lots sizes of 0.5-2.5 acres with densities ranging from 1.0 du/acres to 4.0 du's/acre, depending on neighborhood and site characteristics. Lower densities are applied in areas with relatively steep topography, oak woodlands, and areas further from the downtown. Accessory agricultural and farm animal raising may be allowed based on zoning.

Within the SFR designation, there are three distinct minimum lot size designations: SFR-Z, SFR-Y, and SFR-X.

SFR-Z:

The minimum lot size ranges from 1.5 to 2.5 acres gross based on performance standards. Lot size is calculated based on neighborhood and site characteristics including slope, distance from the center of the community, average neighborhood lot size, soil percolation and adequacy of access.

Corresponding zoning districts are RSF-Z, LSF-Z, P, L and OS.

SFR-Y:

The minimum lot size is 1.0 acre gross with or without sewer service. Second dwelling units may be permitted within this designation based on zoning standards.

Corresponding zoning districts are RSF-Y, LSF-Y, P, L and OS.

SFR-X:

The SFR-X designation has a maximum density of 4.0 dwelling units per acre (du/ac) with a minimum lot area of 0.5 acres net. Smaller lot sizes up to 4.0 du/ac may be allowed through a planned development overlay process.

Corresponding zoning districts are RSF-X, LSF-X, P, L, and OS.

Medium-Density Residential (MDR)

These areas are intended for up to ten attached or detached residences per acre. In addition to apartments and townhouses, this designation allows mobile home subdivisions and mobile home parks. The minimum lot area is 0.5 acres net, although smaller lot sizes may be allowed through a planned development overlay process. Zoning standards require adequate parking, setbacks, landscaping, on-site recreation areas, individual storage, and building and parking area screening from abutting lower density single-family areas. Maximum densities shall be reduced based on lot slopes. All development within this district is subject to appearance review.

The corresponding zoning districts are RMF-10, P, and L with appearance review required.

High-Density Residential (HDR)

These areas are intended for up to 16 attached, multi-family residences per acre, including mobile homes parks. The minimum lot area is 0.5 acres net, although smaller lot sizes may be allowed through a planned development overlay process. Zoning standards require adequate parking, setbacks, landscaping, on-site recreation areas, individual storage, and building and parking area screening from abutting lower density single-family areas. Maximum densities shall be reduced based on lot slopes. All development within this district is subject to appearance review.

The corresponding zoning districts are RMF-16, P and L with appearance review required.

2. Mixed Use Designations

This section provides a description of each of the official mixed use land use designations and the corresponding zoning districts. The mixed use districts are primarily commercial districts where multi-family residential uses may be appropriate on a conditional basis.

General Commercial (GC)

This designation includes office, neighborhood, retail and tourist commercial zoning districts.

Office areas allow a range of professional, business, and administrative service uses with small-scale retail uses. Mixed-use development with attached multi-family residential up to 16 du/ac maybe conditionally permitted by zoning.

Neighborhood commercial areas accommodate daily shopping and service needs of surrounding residents, with businesses such as small markets, convenience stores, drug stores, salons, and other personal services. Neighborhood convenience centers should be concentrated at intersections of collector or arterial streets.

Retail commercial zoning districts are provided to meet both the comparison and convenience shopping needs of residents in the City and surrounding area. The intended principal tenants of retail commercial areas include specialty and department stores and supermarkets. Retail nodes should be located at the intersections of arterial streets (including state highways) and major collector streets. A master plan of development is required for prime undeveloped commercial sites to prevent fragmented development from occurring that would comprise the retail potential of these sites. Mixed-use multi-family residential development maybe conditionally allowed up to 16 du/ac based on zoning. Exclusive development of multi-family may be allowed along the El Camino Real corridor provided they are located on mid-block infill lots that are not best reserved for commercial development. Along Morro Road, mixed use multi-family and commercial projects are permitted in the GC land use provide a commercial or office use is provided along the street frontage.

The tourist commercial zoning districts provides for uses that serve the traveling public, such as motels, restaurants, automotive services, and other compatible uses. Tourist commercial nodes are appropriately located along Highway 101 interchanges.

Corresponding zoning districts are CP, CN, CR and CT with appearance review required.

Downtown (D)

This designation allows a mix of retail, office, restaurant, personal service, commercial and residential uses. To encourage pedestrian orientation, businesses are encouraged to occupy small lots with sidewalk storefronts, and residences are allowed on upper floors. Mixed-use multi-family residential development is conditionally allowed up to 16 du/ac, higher densities may be approved through a planned development process. Design and parking standards are different from other areas to encourage a development pattern consistent with a historic Downtown. Development within the Downtown will be consistent with the Downtown Revitalization Plan and support the Atascadero Main Street Program.

Corresponding zoning districts are DC and DO with appearance review required.

Mixed Use (MU)

This designation is intended to encourage a mix of retail, office and residential uses within individual projects to encourage pedestrian orientation and create a synergy between housing and goods and services needed by surrounding residents. Housing can occur alongside or

above non-residential uses. All mixed-use designations shall be accompanied by a planned development overlay that will establish a master plan of development for the site and all mixes of uses. The maximum residential density shall be 16 du/ac.

The corresponding zoning district is a MU/PD overlay in a CR or CP district with appearance review required and a Planned Development Overlay.

Commercial Recreation (CREC)

This designation allows private recreational land uses, including private parks for active and passive recreation, playgrounds, playfields, swimming pools, and golf courses as well as tourist recreation such as RV parks. Multi-family uses such as mobile home parks may be conditionally allowed up to a maximum residential density of 16 du/ac.

The corresponding zoning district is LS, OS, and P with appearance review required.

3. Non-Residential Designations

Non-residential designations are intended to concentrate businesses, industry and services in appropriate locations that serve the community, rely on existing infrastructure, and protect residential neighborhoods. Site-specific zoning requirements (such as screening outdoor storage lighting from off-site) are often required to mitigate impacts associated with high-intensity uses. All non-residential uses are subject to appearance review.

Service Commercial (SC)

This designation accommodates more intensive uses than allowed in other commercial areas, such as lumberyards, building material supply, wholesaling, storage, auto sales, auto and equipment repair, and printing establishments. These areas are appropriate for uses that would be detrimental to or not benefit from pedestrian orientation, and that frequently have outdoor storage needs involving trucking activity and movement of large products. Locations for this designation include districts along freeway frontage or with direct access to arterial streets (to preclude truck traffic using local residential streets).

The corresponding zoning district is CS with appearance review required.

Commercial Park (CPK)

This designation applies to areas along the northern portion of El Camino Real to accommodate uses that require large parcels, such as automobile and mobile home sales, factory outlet centers, traveler destination and recreation complexes, craft uses, nurseries and planned commercial developments. Certain types of light industrial uses, including research and development facilities and clean manufacturing facilities, along with office parks and business uses may also be appropriate in this area.

The corresponding zoning is CPK with appearance review required.

Industrial (IND)

This designation provides for a range of uses, from intensive individual operations such as auto body shops, contractor staging areas, outdoor storage facilities, and manufacturing plants, to lower intensity businesses in light industrial park developments master planned on large parcels. Typical industrial park uses include small-scale manufacturing, assembly, research and development, computer-based services, and product fabrication. Campus-type site development is required for larger industrial park projects.

The corresponding zoning districts are I and IPK with appearance review required.

Agriculture (AG)

This designation is limited to several parcels along Graves Creek that are used for crop production. It is not expected that this designation will be expanded to additional parcels in the planning area.

The corresponding zoning districts are RR, RS, A and OS.

Public Facilities (PUB)

This designation, which applies to parcels that are publicly owned and/or house publicly operated facilities, is intended to meet the public service, institutional, educational, religious, and cultural needs of the community. This designation includes the Atascadero State Hospital, which the General Plan allows as a mental health facility use. Community facilities require large areas of land and may have specialized site location requirements.

The corresponding zoning districts are P and L with appearance review required.

Public Recreation (REC)

This designation is reserved for public park and recreation facilities available for public use and owned by a public entity. Residential subdivisions are not allowed under this designation. Future park sites may be designated with a non-site specific (REC) designation.

The corresponding zoning districts are L, P, and OS with appearance review required.

Open Space (OS)

This designation covers areas with environmentally sensitive natural or cultural resources, areas to be used for the managed production of natural resources, and areas subject to natural hazards such as floods or landslides. Open Space land generally is intended to remain free of structures but may be developed with low intensity recreational improvements such as trails, landscaping and tot lots. Open Space may be developed with public-serving facilities and utilities provided by the City and Water Company including the development, production, treatment and transmission of the public water supply.

The corresponding zoning districts are L, P, and OS with appearance review required.

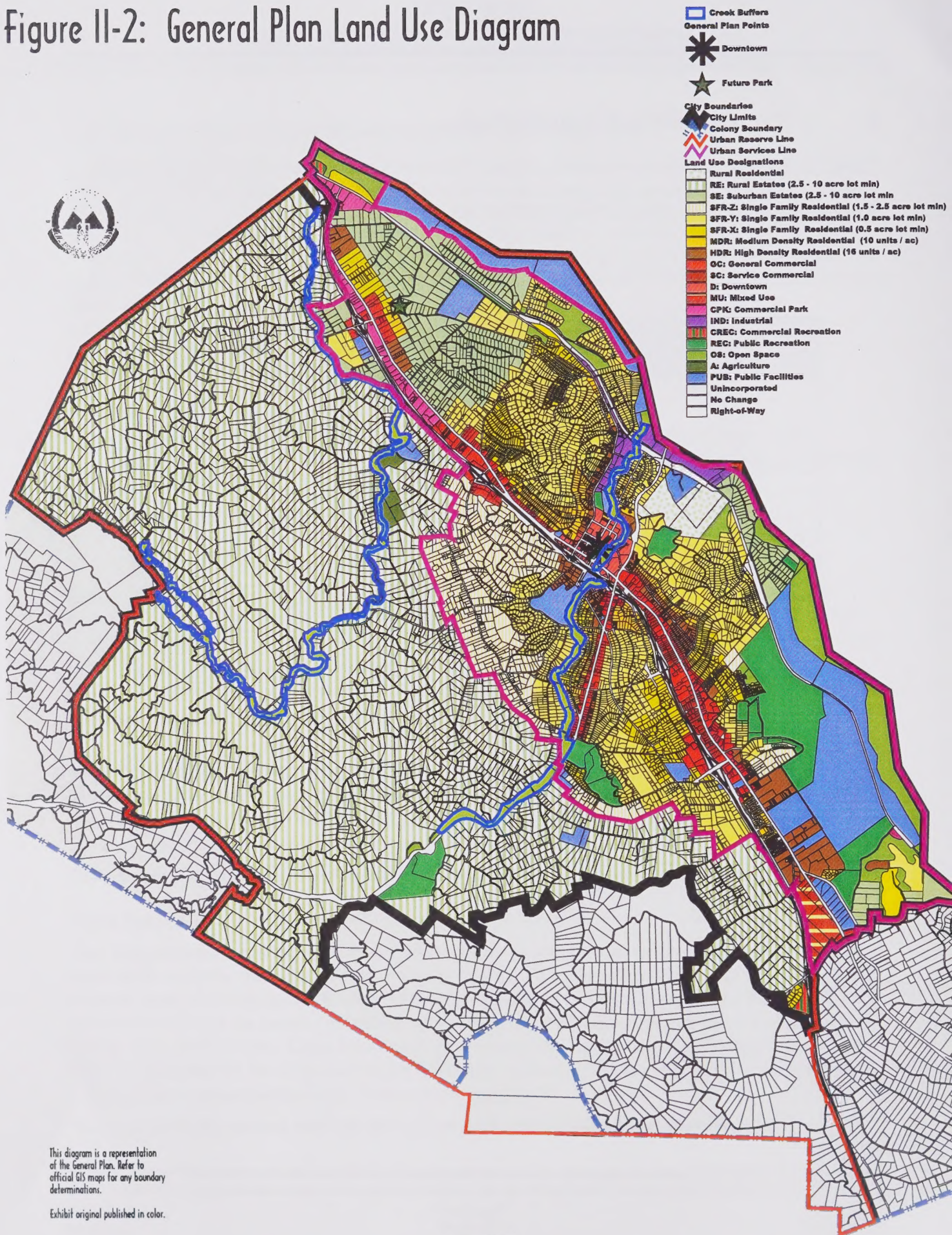
4. Corresponding Zoning Districts

Table II-4 establishes the corresponding Zoning Districts that are consistent with the General Plan Land Use Designations and appearance review requirements. Zoning Consistency determinations with the General Plan shall be consistent with Table II-4.

Table II-4: General Plan Land Use Designation and Corresponding Zoning

Land Use Designation	Corresponding Zoning Districts	Appearance Review Requirement
RR/RE/SE	RR, RS, P, L, OS	Grading Only
SFR-Z	RSF-Z, LSF-Z, P, L, OS	Grading Only
SFR-Y	RSF-Y, LSF-Y, P, L, OS	Grading Only
SFR-X	RSF-X, LSF-X, P, L, OS	Grading Only
MDR	RMF-10, P, L	Yes
HDR	RMF-16, P, L	Yes
GC	CP, CN, CR, CT	Yes
SC	CS	Yes
D	DC, DO	Yes
MU	CR, CP: (MU/PD overlay)	Yes
CPK	CPK	Yes
CREC	LS, OS, P	Yes
IND	I, IPK	Yes
AG	RR, RS, A, OS	Grading Only
REC	L, P, OS	Yes
PUB	P, L	Yes
OS	L, P, and OS	Yes

Figure II-2: General Plan Land Use Diagram



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

Exhibit original published in color.

E. Land Use, Open Space, and Conservation Goals, Policies and Programs

The overall guiding principle of the General Plan is to maintain the rural character and identity of Atascadero while assuring orderly development and infill and efficiently providing needed goods and services to the community within the Urban Core. The following goals, policies and programs are designed to help the community achieve this objective.

1. Land Use and Rural Character Policies

Atascadero combines city and country elements in a woodland setting with rugged hillsides, abundant vegetation, and creeks that require careful planning and development. Throughout the City live oak, valley oak and blue oak woodlands define the character of Atascadero with pines found on the higher ridges, which top 2,000 feet at the southwest City limit. South-facing slopes are home to chaparral vegetation, while willows, sycamores, bay laurel and cottonwoods line the creeks. The Salinas River defines the eastern boundary of Atascadero and at 1,332 feet, Pine Mountain is the most prominent hill Downtown.

In accordance with the original Colony design, the historic downtown is ringed by residential neighborhoods that transition into lower-density rural areas. A number of landowners raise animals, including domestic pets, livestock and horses. Commercial activity is focused along El Camino Real, Morro Road and near Highway 101 interchanges with mixed-use nodes planned at Del Rio and El Camino Real, Downtown, Curbaril and El Camino Real, and Santa Barbara and El Camino Real.

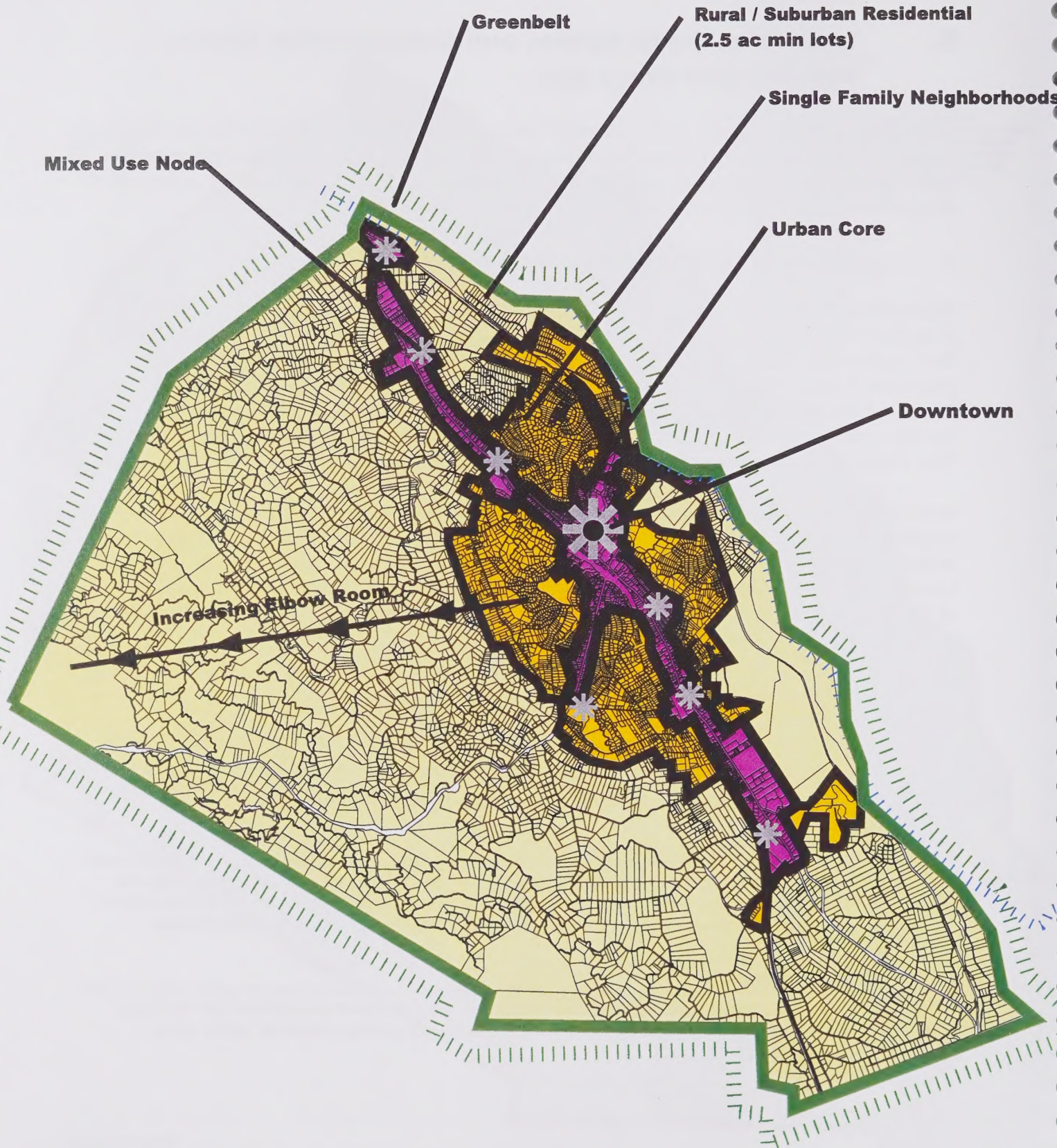
Goal LOC 1. Protect and preserve the rural atmosphere of the community by assuring “elbow room” for residents by means of maintenance of large lot sizes which increase in proportion to distance beyond the Urban Core.

Policy 1.1. Preserve the rural atmosphere of the community and assure “elbow room” in areas designated for lower density development by guiding new development into the Urban Core to conform to the historic Colony land use patterns of the City and to respect the natural environment, hillside areas and existing neighborhoods.

Programs:

1. Atascadero should retain its overall character and rural atmosphere with the long-term protection of the environment as primary guiding criteria for public policy decisions.

FIGURE II-3: Urban Form of Atascadero



2. Concentrate higher density development downtown and within the Urban Core, and focus master planned commercial uses at distinct nodes along arterial corridors.
3. Require residential densities to decrease as distance from the Urban Core increases.
4. Outside of the Urban Core and Single Family Neighborhoods, maintain lot sizes of 2.5 to 10 acres based on performance standards and natural constraints including slope, distance from the center of the community, average neighborhood lot size, soil percolation capability, and adequacy of access,
5. Update and maintain the Appearance Review Manual to include provisions for incorporating local cultural and architectural themes into site and building design that are appropriate for each land use designation.
6. Update and maintain the Zoning Ordinance to address the size, use and appearance of accessory structures to ensure neighborhood compatibility.
7. Within the Urban Core encourage infill development or the revitalization or reuse of land already committed to urban development where utilities and public services exist.
8. Appropriate land use and corresponding lot size and density shall be determined by site conditions, slope, neighborhood characteristics and proximity to the Urban Core rather than by the availability of sewer.
9. Require the approval of specific plans consistent with Government Code Section 65450 for single family residential project of 100-units or greater.
10. Require the comprehensive master planning of large development projects to minimize environmental impacts and maximize community compatibility. Projects identified in Table II-5 and Figure II-4 shall be required to have an approved Master Plan of Development prior to any site development. The Master Plan of Development may be approved in the form of Conditional Use Permit, Planned Development or Specific Plan.

Table II-5: Master Plan of Development Overlay Areas.

Overlay Number	Location	EIR Maximum Density	Special Features
1	Rochelle Single Family Project	50 single family residential units max.	- Equestrian staging area with Salinas River / De Anza Trail access required. - Trail connection to El Camino Real required
2	Woodlands Specific Plan	269 residential units max: 143 single family units max 126 multi-family units max	- Specific Plan approval required - Minimum 40% open space required.
3.	Dove Creek Mixed Used Center	200 dwelling units max 300,000 square feet of commercial development max	Site design issues will be addressed in the Master Site Plan, which will require approval from the City Council.
4.	Neighborhood Shopping Center: South San Anselmo at El Camino Real	Commercial Center 80,000 sf	Mixed use preferred as residential transition
5	Neighborhood Shopping Center: Northeast Del Rio at El Camino Real	Commercial Center 150,000 sf	Preferred site for a neighborhood shopping center with grocery store
6	Southeast Del Rio at El Camino Real	Commercial Center 150,000 sf	Site of master plan commercial center compatible with Factory Outlets.
7	Single Family Cluster Development	56 clustered market rate units at ½ acre density. 14 deed restricted affordable bonus units (moderate income) [25% density bonus]	- Public access and buffering of Graves Creek ±6.5 acre public park - sewer service required
8.	Mixed Use Center: Portola / US 101	Mixed Use Commercial Center 170,000 sf	Single family residential buffers required.
9.	Neighborhood Shopping Center Southeast Curbaril at El Camino Real	Neighborhood Commercial Center 20,000 square feet	Circulation and driveways locations of all parcels to be shared and minimized.
10.	Northend Annexation	No increased intensity modeled.	- Future use to provide an attractive Civic Gateway appearance. - Public access to Paso Robles Creek required.
11.	Eagle Ranch Annexation	Development of existing 400 colony lots	- Specific Plan required - Historic colony lots and roads to be reconfigured and clustered to minimize impacts. - Public open space, trails and parks to be provided. - Resort facilities
12.	Atascadero Avenue Triangle	10 residential units with a minimum 1/2 acre pocket park	Pocket park shall be improved concurrently with housing project.

FIGURE II-4: Master Plan of Development Overlay Areas



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

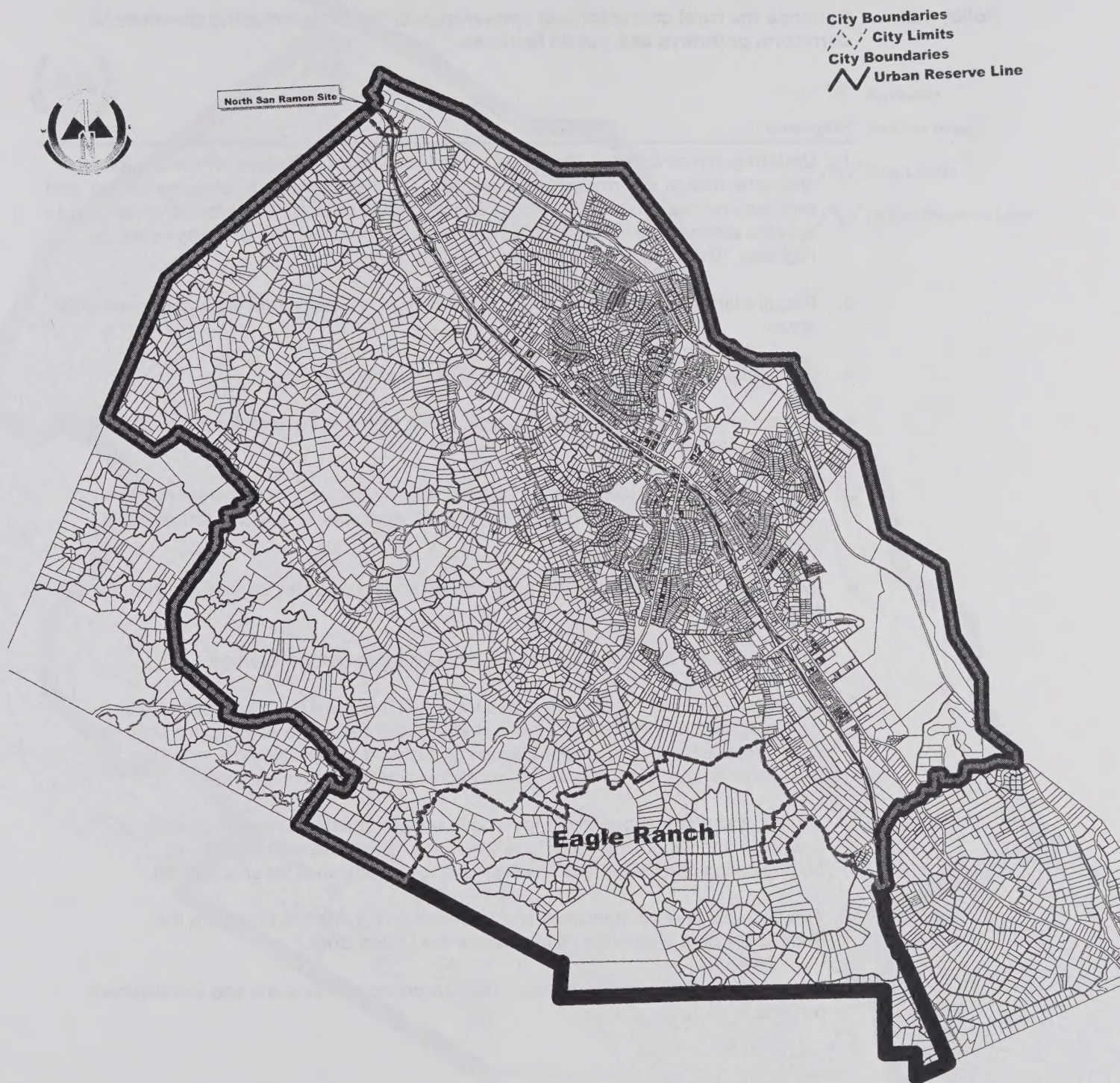
Exhibit original published in color.

Policy 1.2: Ensure the rural character of Atascadero is preserved by respecting the historic Colony boundaries and cooperate with the County on regional planning issues surrounding the Colony.

Programs:

1. The ultimate General Plan development boundary shall be the Urban Reserve Line shown in Figure II-5. The Urban Reserve line approximates the historic 1913 Atascadero Colony boundary and is recognized as the ultimate boundary for the City of Atascadero, expansion beyond this boundary is inconsistent with the General Plan.
2. Develop agreements with the County to maintain rural residential, agricultural and open space uses beyond the Urban Reserve Line, including continuation of existing agricultural uses.
3. Work with the County to maintain a greenbelt and rural land use patterns outside the Urban Reserve Line and to create an agricultural buffer around the original Colony boundary.
4. In cooperation with the County, consider establishing a greenbelt or other type of buffer between Atascadero and Templeton.
5. Oppose any land use changes east of the Salinas River that would result in more intensive or higher density development.
6. Oppose any land use changes by the County within unincorporated portions of the Colony that would result in more intensive or higher density development.
7. Execute a Memorandum of Understanding whereby the County seeks City comment on development proposals in the area between Vineyard Drive and Cuesta Grade, between the ridges east of the Salinas River and Cerro Alto Campground.
8. Cooperate with LAFCO and the County to incorporate the Eagle Ranch into the City's Sphere of Influence for eventual annexation.
9. It is the City's position, that Eagle Ranch shall be developed within the City and any development of the site prior to annexation will be opposed.
10. Prior to the annexation of Eagle Ranch a Specific Plan shall be approved by the City which will provide a comprehensive development plan for the property that address issues including, clustering of Colony lots, public facilities, circulation facilities, parks, open space, conservation easements, and a fiscal analysis of service costs.
11. Update and maintain the Zoning Ordinance to designate the Eagle Ranch property as a future Specific Plan area to be subject to future environmental and site-specific review prior to annexation.
12. Require the approval of a planned development and master plan of development prior to supporting a any LAFCO annexation request of property located north of the San Ramon interchange on the westside of US 101

Figure II-5: General Plan Urban Reserve Area



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

Exhibit original published in color.

Policy 1.3: Enhance the rural character and appearance of the City, including commercial corridors, gateways and public facilities.

Programs:

1. Update and maintain the Appearance Review Manual to include provisions for rural character design features, street trees, landscaping, parking, fencing, screening, and architectural design (except for single family development), with standards tailored to specific areas of the City, including commercial corridors, and gateways such as Highway 101 and Morro Road.
2. Require landscaping and/or screening to buffer non-residential uses from residential areas.
3. Continue to support the Neighborhood Preservation Program.
4. Update and maintain the Sign Ordinance with higher standards for the quality and visual impact of signs.
5. Develop incentives to encourage existing uses to upgrade to contemporary design standards, including frontage and parking lot landscaping, and the screening of loading and service areas.
6. Work with Caltrans to implement a freeway landscape and maintenance plan for the Highway 101 corridor.
7. Develop a program to abate uses solely devoted to outdoor storage.
8. Beautify the City's primary entryways indicated in Figure II-6 by creating Civic Gateways. The freeway and other vehicular approaches to Atascadero shall be made more attractive through judicious application of the elements including landscaping, civic monuments and rural character site development.
9. Continue abatement programs to remove unsafe buildings, require cleanup of premises and vacant lots with code violations. Clean-up campaigns and beautification of existing facilities and neighborhoods shall be encouraged.
10. The City will develop standards and undergrounding districts to require the undergrounding of existing utilities within the Urban Core.
11. New utilities will be undergrounded in all proposed subdivisions and development projects.

Figure II-6: Civic Gateways



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

Exhibit original published in color.

Policy 1.4: **Ensure that “darkness” remain a rural characteristic by requiring that all exterior lighting does not result in significant off-site spillage or glare.**

Programs:

1. Amend and maintain the Sign and Zoning Ordinances to require that all non-decorative exterior lighting shall be shielded to direct light toward buildings or the ground.
2. Provide street lights only in the Downtown, along El Camino Real, at major intersections, and locations where street safety is of concern.

Goal LOC 2. Preserve residential neighborhoods and the winding tree-lined nature of the street and road system.

Policy 2.1: **Ensure that new development is compatible with existing and surrounding neighborhoods.**

Programs:

1. Require that the appearance, mass and scale of multi-family development is compatible with adjacent single-family neighborhoods.
2. Develop standards and procedures to allow the Planning Commission to grant up to a 15% density bonus for attached multi-family project of exceptionally high design quality through the Conditional Use Permit process.
3. Update Public Works standards for roadways to provide for street trees and landscaping consistent with the community's rural character.
4. Allow for alternate road standards in rural areas in order to minimize grading and tree removals.
5. Do not allow single-family planned developments on prime multi-family sites with all of the following characteristics:
 - a) site area greater than two acres
 - b) slopes less than 10%
 - c) arterial or collector street frontage
 - d) neighborhood is appropriate for multi-family development.
6. Require Conditional Use Permit approval for social establishments, including senior citizen facilities, in residential areas.
7. The construction of new guesthouses shall be prohibited in all residential land use designations.

Policy 2.2: **Allow for the orderly development of neighborhoods by allowing for the consideration of lot size reductions for lots that are significantly larger than the surrounding neighborhood.**

Programs:

1. Within the Urban Services Line allow for planned developments to approve lot sizes below district minimums in the SE, SFR-Z and SRF-Y land use areas only, when no more than two (2) lots are surrounded on all sides within the same land use designation by non-conforming lots. Minimum lot sizes shall not exceed maximum General Plan densities of the next lowest single-family land use designation.

Policy 2.3 **Incorporate Pedestrian and Transit Oriented design concepts into new residential and commercial development within the Urban Core.**

Programs:

1. Incorporate urban design concepts from the Air Pollution Control District's Transit Oriented Design Guidelines into new projects within the Urban Core.
2. Update the Appearance Review Manual to include pedestrian and transit oriented design concepts.
3. Pedestrian walkways shall be prioritized in new residential developments and between residential developments and commercial areas.

Goal LOC 3. **Transform the existing El Camino Real "strip" into a distinctive, attractive and efficient commercial, office and industrial park area which can provide for the long-term economic viability of the community.**

Policy 3.1: **Encourage retail businesses at efficient and attractive nodes along El Camino Real and Morro Road with mixed office and residential uses between those nodes.**

Programs:

1. Designate the southeast corner of the Curbaril Avenue and ECR intersection for a master planned retail commercial use.
2. Designate and protect the east side of the Del Rio Road and El Camino Real intersection for a master planned retail commercial use.
3. Designate parcels northwest of the Santa Barbara and El Camino Real intersection known as Dove Creek for a mixed-use planned development.
4. Designate the area between San Jacinto Avenue and Rosario Avenue along El Camino Real for neighborhood commercial and office uses.

5. Develop incentives to attract new businesses to under utilized locations along El Camino Real.
6. Require new development to comply with provisions of the Appearance Review Manual specific to the El Camino Real corridor, including the incorporation of landscaping and pedestrian walkways and providing reciprocal driveway access easements between sites, where feasible.
7. Conditionally allow, mixed-use or exclusive multi-family infill development in the mid-block portions of General Commercial areas along El Camino Real.
8. Preserve primary intersections for commercial development with a land use overlay that requires the approval of an overall Master Site Development Plan prior to approval of any development plans.
9. Conditionally allow, mixed-use office and multi-family development along Morro Road, provided each development has an office or commercial frontage use with recessed parking.
10. Utilize the Capital Improvement Program to prioritize street tree planting, streetscape improvements and street repair projects along El Camino Real.
11. Amend and maintain the zoning ordinance to require Conditional Use Permit approvals of bars, dance halls, night clubs, drive through restaurants, and service stations (all gasoline sales uses).
12. Develop street design standards for El Camino Real that provide for street trees, landscaping and pedestrian comfort.

Goal LOC 4. Provide for a strong and distinctive Downtown Area.

Policy 4.1: **Cooperate with the Atascadero Main Street Organization to promote downtown as the City's cultural, entertainment, and commercial center, and to concentrate governmental facilities downtown.**

Programs:

1. Provide mixed-use/pedestrian scale zoning and development standards for the downtown. Encourage government, arts, entertainment, recreation, business facilities and residential uses to be mixed in multi-story buildings with sidewalk orientation and recessed or off-site parking.
2. Continue to implement the Main Street Program and the Downtown Revitalization Plan.
3. Develop a master plan for the Sunken Garden and surrounding block to establish the area as a vibrant dining, community gathering area and civic destination.
4. Integrate Atascadero Creek and Stadium Park into the function and experience of Downtown.

5. Encourage the relocation of the Junior High School to an area outside of the Downtown.
6. Mixed-use multi-family residential development is allowed up to 16 du/ac, higher densities may be approved through a planned development process.

Policy 4.2: Enhance the appearance of the downtown area and improve pedestrian circulation.

Programs:

1. Update and maintain the Appearance Review Manual to specify pedestrian oriented design requirements for the Downtown area.
2. Review all architectural design, signs, parking, and circulation for development within the "D" land use category to ensure compatibility with the Downtown Revitalization Plan.
3. Develop a comprehensive streetscape and pedestrian access plan for the Downtown area.

FIGURE II-7: Downtown / Redevelopment Area Diagram



2. Open Space Policies

Open space is land where basic natural features have been retained. It can include wilderness areas as well as a small park in the heart of the City. The value of open space then can be viewed according to its function. Open space can have a productive function wherein lands are used for agriculture, forestry or water supply. Open space lands can also have a protective function as in the case of flood plains or limitations on developments in watershed areas. A third function of open space is structural, which has to do with helping shape the form of the community by establishment of urban reserve lines surrounded by green belt uses.

Passive recreation is an additional important function of open space. There is also a scenic function of open space recognizing natural, visual relief of mountain hill and forest in contrast to the man-built environment. The varying functions of open space generally do not occur separately. A stream has protective value as a flood channel as well as for wildlife habitat, recreational, and scenic values. This multiple use and value concept of open space should be stressed and recognized. Any government action to improve one of the functions of open space should be taken with assurance that other values are not damaged or destroyed. Towards this end the following goals and policies are established to guide community decision-making:

Goal LOC 5. Preserve the contours of the hills. Buildings built on hillsides shall conform to the topography using the slope of the land as the basis for the design of the structure.

Policy 5.1: Reduce multi-family densities and increase single-family lot sizes as site slope increases.

Policy 5.2: Require hillside development and subdivisions to blend in with surrounding topography.

Programs:

1. Update and maintain the Appearance Review Manual to include standards for hillside design and grading including driveway design and slopes, undergrounding of utilities and erosion control.
2. Update and maintain the Zoning Ordinance to require structures to be located below prominent ridgelines visible from City streets, when alternative building sites are available.
3. Update the Zoning Ordinance to include standards for minimizing hillside grading, cuts, fills, and ridgeline disturbance.

4. Prohibit development on slopes 30% or greater, unless no other feasible building site exists.
5. New lots with slope averaging 30% or greater are not permitted except when they contain building envelopes with less than 20% average slope (including driveways and leach fields), and when the creation of such parcels includes an offer of public dedication or easement that would directly benefit City residents, and where native tree impacts are minimal.
6. Require the building envelopes, driveways, leach fields with schematic grading plans to be provided for all lot line adjustments, parcel maps, and tract maps proposed on sites with slopes greater than 10%.
7. The City shall require open space uses in hazard lands including those areas subject to inundation, high wildland fire risk, high levels of seismic or other geological hazard as identified in the Safety Element.

Policy 5.3: Prevent unnecessarily intensive grading of development sites.

Programs:

1. Update and maintain the Municipal Code to require approval of grading plans prior to any site disturbance.
2. Limit grading to the minimum area necessary to accomplish site development.

Goal LOC 6. Preserve natural flora and fauna and protect scenic lands, sensitive natural areas, historic buildings and cultural resources.

Policy 6.1: Ensure that development does not degrade scenic and sensitive areas, including historic sites, creeks, riparian corridors, wetlands, woodlands, hillsides and other valuable habitats.

Programs:

1. Encourage use of planned developments to cluster projects around open space easements, parks, open space dedication and minimize impacts to natural resources.
2. Seek funding to purchase or require dedication of areas of unique habitats or scenic value, especially in areas lacking adequate park facilities and open space.
3. Require native trees and plant species to be incorporated into landscaping plans.
4. Scenic and sensitive lands including creeks, riparian corridors, wetlands and other areas of significant habitat value shall be protected from destruction, overuse, and misuse by the use of zoning, tax incentives, easements, or fee acquisition.

5. Public and private development in close proximity scenic and sensitive lands, including creek reservations, wooded areas, flood plains, prominent view sheds and historic sites shall be designed to minimize impacts.
6. Scenic and open space easements, parklands and open space dedications shall be required as mitigation for subdivisions and development projects that impact, floodplains, creek reservations, wooded areas, scenic backdrops, sensitive areas, historic sites, cultural sites, and similar areas.
7. The City shall carefully evaluate both public and private projects to require the preservation of trees, watersheds, natural slopes, and other natural features.
8. Subdivisions shall be reviewed in accordance with the Appearance Review Manual and the principle of maintaining the rural and natural character of the community.
9. Attention shall be paid to the aesthetic result of land division. Building sites shall minimize disruption of natural slopes, native vegetation and watersheds by the careful selection of building sites, leach fields and driveways. Building designs inappropriate for hillside locations shall not be approved.

Combined with 7.1.2.

Policy 6.2: Protect prehistoric cultural resources from disturbance associated with development.

Programs:

1. Maintain a current GIS-based map of generalized areas of known archaeological resources.
2. For discretionary projects within the generalized areas of archaeological resources, require Phase I surveys to determine the extent and significance of archaeological sites prior to approval.
3. For discretionary projects located in areas of known resources, require Phase II surveys to determine the significance and mitigation requirements for identified resources.
4. Require short and long-term mitigation measures for significant archaeological resource sites; include avoidance of impacts, burial under sterile fill, and/or monitoring of earthmoving activities.
5. If determined appropriate by a qualified archaeologist, actively involve Native Americans with any work located within known archaeological sites.
6. If archaeological resources are unearthed during construction, suspend all earth-disturbing work until appropriate mitigation is established.

Policy 6.3: Encourage conservation and preservation of neighborhoods, Colony Homes and sound housing, including places and buildings of historical and architectural

significance.

Programs:

1. Actively utilize the Historic Overlay zoning district to protect known historic structures, significant Colony homes and colony sites.

Responsibility: CDD, Planning Commission, City Council
Timeframe: Amend zoning map with Historic Overlays in 2003.

2. Develop a GIS based mapping inventory and protection ordinance for the historic Colony homes.

Responsibility: CDD, Planning Commission, City Council
Timeframe: Adopt ordinance in 2003.

Policy 6.4: Encourage conservation and preservation of structures and houses that have historical and architectural significance.

Programs:

1. Protect historic buildings and sites. Atascadero's historic buildings and features shall be preserved and protected in recognition of the role the community's past plays in its present and future. Historic overlay zoning shall be utilized to protect appropriate historic districts.
2. Utilize the State Historic Building Code to encourage rehabilitation, preservation, restoration or relocation of historic buildings listed or deemed on the local, State or Federal register.
3. Implement the Historic Site (HS) overlay zone to help preserve and protect historic Colony homes.
 - a) Develop and adopt a comprehensive inventory of historic resources.
 - b) Identify (HS) overlay boundaries on zoning map.
4. Utilize the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Properties for assessing proposed improvements to historic properties.
5. Update the PD (Planned Development) overlay zone to include retention and rehabilitation of historic resources as a primary justification for PD zoning regulation standards.
6. Update the City's Appearance Review Manual to include preservation guidelines for preservation, rehabilitation, and maintenance of historic properties.
7. Develop incentives for retaining and rehabilitating Atascadero's historic resources including:

- a) Exceptions to development regulations;
- b) Conservation districts;
- c) Staff technical assistance;
- d) Program to facilitate relocation instead of demolition; and
- e) Mill's Act contracts.

Goal LOC 7. Tree-covered hills shall be preserved to retain the distinctive scenic quality of the community.

Policy 7.1: Ensure that the native trees of Atascadero are protected from new development in order to retain the natural character of the community.

Programs:

- 1. Enforce all provisions of the Atascadero Native Tree Ordinance as a high priority.
- 2. Maintain a current Geographic Information System (GIS) based inventory map of all native woodlands, plant communities, sensitive habitats, connective habitat and wildlife corridors. Require lot line adjustments, subdivision maps, and development permits to minimize impacts on mapped resources that are identified as sensitive, and provide mitigation as requirement by the Native Tree Ordinance.

Responsibility: Community Development Department / Environmental Consultant

Timeframe: 2003-04.

- 3. Update and maintain the Appearance Review Manual to include standards requiring building siting, mass and scale to be compatible with surrounding natural features.
- 4. Require lot line adjustments and tentative subdivision maps on site with 25 percent or greater native tree canopy cover to establish locations of building sites, driveways and leach fields that will minimize native tree impacts.

Policy 7.2: Protect and replenish native tree populations, including saplings.

Programs:

- 1. Continue to implement and enforce the Native Tree Ordinance to protect and replenish native tree species within the City. Construction permits for both residential and non-residential development shall be required to preserve as many native trees as possible. Buildings shall be designed to utilize existing trees in the landscaping pattern. Any trees removed shall either (1) be replaced which like species, (2) in-lieu contributions made to the City's tree replacement fund or (3) have Planning Commission approved conservation easements created depending on the characteristics of the affected site.

2. Augment the City Geographic Information System to include a native tree GIS database to assist decision-makers with analyzing development proposals.
3. The City shall implement a comprehensive program for street tree planting and maintenance of the Urban Core and all major routes and approaches to the community.
4. Require planting of large canopy shade trees in new projects, in part to provide shading adjacent to buildings to conserve energy use.

Goal LOC 8. Watershed areas of Atascadero shall be protected.

Policy 8.1: Ensure that development along Atascadero Creek, Graves Creeks, the Salinas River, blue line creeks, natural springs, lakes or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality.

Programs:

1. Work with other agencies to implement the Erosion Control Assistance Program for review of development proposals to minimize sedimentation of creeks and the Salinas River.
2. Update the Appearance Review Manual to include provisions for preserving, reclaiming and incorporating riparian features in conjunction with new development.
3. The waterways in the City shall be maintained in a natural state and concrete channelization creeks shall be prohibited.
4. The City shall strongly discourage underground piping, and unnecessary disturbance of creeks and streams, and encourage use of bridges and arched culverts. Any alterations required for public safety will be guided by this policy.
5. Allow flood protection measures (such as selective brush cleaning), low-impact trail development, streambed maintenance and bank protection, along streams where appropriate and with necessary permits.
6. Prohibit new structures or disturbance of riparian habitat along creek banks except for restoration purposes.
7. Maintain a current GIS-based map of the riparian areas within Atascadero.
8. Prior to permit approval, refer projects along blue-line creeks to the Corps of Engineers, Department of Fish and Game, Regional Water Quality Control, and Upper Salinas-Las Tablas Resource Conservation District.
9. Creek reservations and the Salinas River shall be preserved for open space and recreational use, with appropriate areas left in their natural state for public enjoyment and habitat purposes. Any recreational use of the River and creeks shall minimize its impact on the habitat value and open space qualities of the creeks.

10. Land disturbance shall be minimized in proximity to watercourses including necessary flood protection measures, such as selective brush clearing, and low-impact trail development.
11. Areas subject to flooding, as identified through flood hazard overlay zoning and flood maps, shall be protected from unsound development consistent with the City's flood hazard ordinance requirements.
12. Wellhead and Aquifer Recharge Area Protection Zones
The City shall adopt and maintain an ordinance that identifies existing and potential well sites and aquifer recharge areas including sufficient buffers to protect them from contamination. The ordinance shall define restricted and prohibited land uses within the wellhead/recharge protection zones and provide for the review and approval by both the City and the Atascadero Mutual Water Company of any project or development within the specified zones. The ordinance will establish a policy to provide for the monitoring of activities within these protection zones.
13. Support the establishment and protection of floodable terraces, wetlands and revegetation along creeks and streams.

Policy 8.2: Establish and maintain setbacks and development standards for creekside development.

Program:

1. Adopt and maintain a creek setback ordinance that will establish building setbacks and development standards along the banks of Atascadero Creek, Graves Creek, blueline creeks and the Salinas River to ensure the uninterrupted natural flow of the streams and protection of the riparian ecosystem with flexible standards for the downtown area.

Responsibility: CDD, Planning Commission, City Council
Timeframe: Adopt Ordinance in 2003.
2. Prior to adoption of a creek setback ordinance an interim 20-foot creek setback shall be in effect along Atascadero Creek, Graves Creek and all other 7.5 min USGS quadrangle blueline creeks as follows:
 - a) On Atascadero Creek and Graves Creek setbacks shall be measured from the edge of the creek reservation.
 - b) All other blueline creek setbacks shall be measured from ordinary high water mark.
 - c) The Planning Commission may approve exceptions to the interim creek setbacks in the form of a Conditional Use Permit if the finding can be made that creeks, riparian areas and site improvement will not be negatively impacted by the exception.

Policy 8.3: Preserve public creek reserves for public access, and ensure that recreational use

does not impact habitat value and open space qualities.

Programs:

1. Develop park, trail and recreational amenities where appropriate in public creek reserves.
2. Require the dedication of trail easements and access points as part of subdivision maps or development permits consistent with the Circulation Element.

Policy 8.4: Review and regulate all proposed on-site wastewater disposal systems to protect public health and water quality.

Programs:

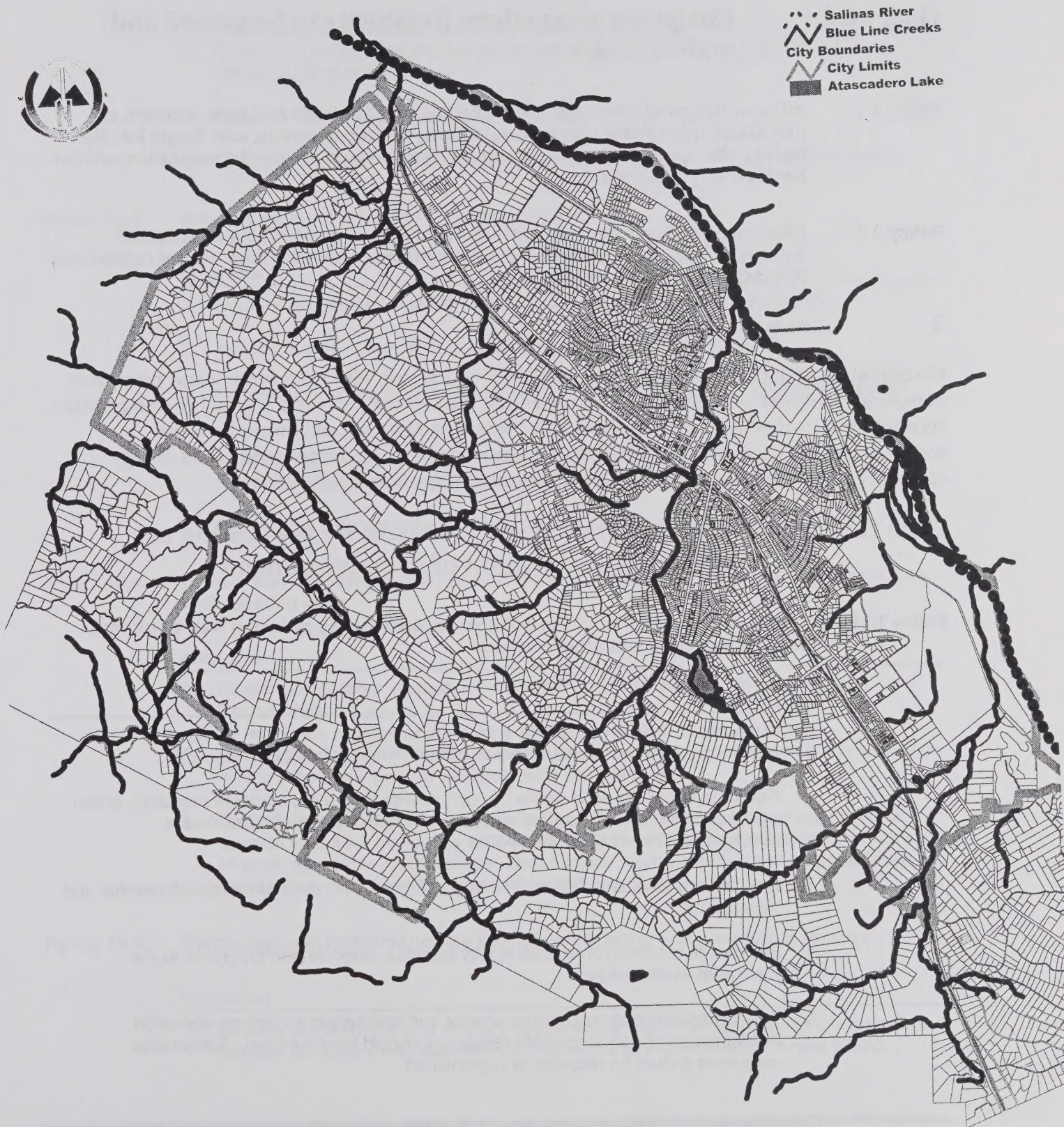
1. Update and support a Memorandum of Understanding or similar agreement between the City of Atascadero and Regional Water Quality Control Board regarding the standards for the design, approval, exception process, installation and maintenance of on-site wastewater disposal systems.
2. Require percolation testing of all proposed subdivision lots that will not be served by sewer.
3. The City's Sewer Master Plan shall address sewerage areas with a high concentration of existing lots below 1/2 acre and areas with extremely severe soil percolation constraints.

Policy 8.5: The City shall implement a storm water control program consistent with the requirements of the National Pollution Discharge Elimination System (NPDES) Permit Program (Phase II).

Programs:

1. Adopt and implement an Urban Storm Water Quality Management and Discharge Control ordinance.
2. Include design guidelines to minimize impervious surfaces and decrease off-site storm flows in the Appearance Review Manual.
3. New development shall be required to maintain historic off-site storm flows unless improvements are made that maintain historic downstream and upstream flows.
4. The City will develop a storm water master plan including shared detention facilities.
5. Require Erosion Control Plans and Storm Water Pollution Prevention Plans (SWPPP) for development on sites of 1-acre or more and on smaller sites with slopes over 10%.
6. The City will continue to notify project applicants and actively inspect sediment and erosion control mitigation measures from October 15 to April 15 of each year.

Figure II-8: Blue Line Creek Diagram



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

Exhibit original published in color.

Goal LOC 9. Designate areas where livestock can be owned and maintained.

- Policy 9.1.** Allow agricultural practices, including keeping livestock and farm animals, on parcels of appropriate size in Rural Estate, Suburban Estate, and Single Family Residential areas, provided that natural features and residential neighbors will not be adversely impacted.
- Policy 9.2** Adequately regulate allowed agricultural practices and keeping of domestic animals on rural and agricultural lands consistent with the farm animal regulations of the City Zoning Ordinance.

3. Conservation Policies

Conservation in the context of the General Plan is concerned with preservation and protection of natural resources. For example, policies within the General Plan and within the conservation section provide direction for environmentally sensitive development throughout the community. Responsible stewardship to conserve our land, air, water quality and energy resources is at the heart of the following conservation goals and policies:

Goal LOC 10. Conserve energy and resources by preventing or correcting degradation of the environment.

- Policy 10.1:** Ensure efficient and adequate solid waste disposal by reducing waste volumes through recycling and other methods.

Programs:

1. Pursuant to State law, institute a program to achieve maximum recycling of waste products generated by the community to prolong the useful life of landfill.
2. Continue to reduce solid waste through source reduction, curbside recycling, green waste collection, and recovery, in cooperation with the Integrated Waste Management Board (SLO IWMA).
3. Develop effective and efficient recycling programs for multi-family developments and businesses.
4. Encourage recycling programs at City facilities, projects and programs to the maximum extent feasible.
5. Support actions which conserve energy and encourage energy conservation. Consumption of non-renewable resources should be minimized. Renewable resources should be recycled or replenished.

Policy 10.2: Support ongoing water conservation efforts.

Program:

1. Coordinate water conservation programs with AMWC as required by State Water Efficiency Regulations.
2. Consider expansion of reclaimed water use.
3. Encourage the incorporation of water conservation measures in new development.

Policy 10.3: Support regional efforts to maintain clean air.

Programs:

1. Require dust control and emissions limitations during project construction.
2. Adopt circulation policies that encourage vehicle trip reductions.
3. Concentrate new intensive development at identified nodes to help reduce vehicle trips.
4. Support regional programs to maintain clean air by adopting transportation and land use policies which encourage vehicular trip reductions.
5. Support the development of park and ride locations in appropriate locations.

Policy 10.4: Ensure that development in mineral resource areas is appropriate and compatible with existing uses.

Programs:

1. Review extraction proposals for conformity with the State Surface Mining and Reclamation Act.
2. Review the Zoning Ordinance to identify compatibility issues for uses in the vicinity of mining areas, and amend the Ordinance as appropriate.
3. Carefully evaluated proposals to extract mineral resources from the Salinas River channel to ensure conformity with the State Surface Mining and Reclamation Act and all other applicable resource agencies, surface mining criteria contained within the Zoning Ordinance, and flood hazard zoning standards.

Policy 10.5: Encourage soil conservation by minimizing grading and preventing erosion.

Programs:

1. Require soil retention and erosion control as conditions of approval for development projects consistent with standards of the Regional Water Quality Control Board.

2. Amend the Municipal Code to require sediment and erosion control measure on projects consistent with National Pollution Discharge Elimination System requirements.

Policy 10.6: Utilize new technologies to improve convenience for City residents, reduce dependency on nonrenewable resources, increase ecological and financial efficiencies, and better inform the citizenry

Programs:

1. Facilitate and support development of infrastructure necessary for all residents to use and benefit from new communication technologies.
2. Monitor information technology development to ensure compatibility with City infrastructure.
3. Strive to expand opportunities for all citizens to participate in City governance through use of communication technologies.
4. Continue to make essential City documents available for immediate retrieval by electronic transfer technologies.
5. Review all proposed residential subdivision maps for consistency the section 66473 of the Subdivision Map Act requiring lot orientation to consider passive and natural heating and cooling opportunities.

4. Park and Recreation Policies

Public parks and recreation facilities are an important part of the quality of life of a community. Parks provide a variety of benefits to the community in form of active recreation and passive enjoyment. Active parks include sports fields, play areas and gathering places that are essential to the physical and social health of residents both young and old. Passive parks offer access to scenic areas and protect sensitive environmental areas and historic sites for the future. Atascadero has a unique variety of parklands and facilities that range from the Historic Sunken Garden to the Lake Park and Zoo. The following goals and policies seek to maintain and expand the City's park and recreation facilities as the City continues to grow.

Goal LOC 11. Provide an adequate supply of City park facilities to all Atascadero residents.

Policy 11.1: Acquire parkland needed for future development of park and recreation facilities and ensure that park improvements are consistent with adopted master plans to accommodate future growth.

Programs:

1. Develop an overall Parks and Recreation Master Plan to provide for the long-term needs of all City residents. All planned major facilities shall be incorporated into the General Plan Land Use Element.
2. Prepare and maintain master plans for all City park facilities, including management requirements.
3. Provide recreation opportunities in each quadrant of the City, including, multi-purpose sports complexes, tennis courts, play areas of children, equestrian trails, bikeways, jogging paths, and community center.
4. Parkland shall be acquired and /or dedicated at a ratio of 5 acres /1000 residents consistent with the Quimby Act.
5. Encourage the acquisition of open space and sensitive lands beyond the ratio of 5 acres /1000 residents.
6. Pursue ownership of Paloma Creek Park, and /or execute a long-term agreement with the State to acquire or lease the site, and analyze its expansion into a regional sports facility.
7. Require new subdivisions along the Salinas River to provide controlled public access to the Salinas River and De Anza Trail for pedestrian and equestrian recreation.
8. Support the development of equestrian staging areas and trail systems throughout the community including a Salinas River / De Anza trailhead at the north end of town and other appropriate locations.
9. Acquire and improve a neighborhood park site in the vicinity of Del Rio Road and El Camino Real.
10. Require a pocket park to be dedicated and improved on the triangular lot west of the library in conjunction with any residential development of the parcel.
11. Future development of the Eagle Ranch property shall include a system of parks, recreation facilities, trails and equestrian facilities.

Policy 11.2: Encourage joint use of school facilities for public recreation purposes.

Program:

1. Work with the School District to formulate a program for joint use of facilities to attain a system of school-park complexes.

Policy 11.3: Encourage park development on or adjacent to schools where appropriate.

Program:

1. Work with the schools to acquire and develop parks and facilities as appropriate, and execute necessary agreements to allocate maintenance and operation costs for joint use.

Policy 11.4: Encourage cooperative park and facility development programs.

Program:

1. Work with the County and other agencies to acquire and develop parks and facilities as appropriate.

Policy 11.5: Develop a method of financing park and recreational facilities and services throughout the City using a variety of revenue sources.

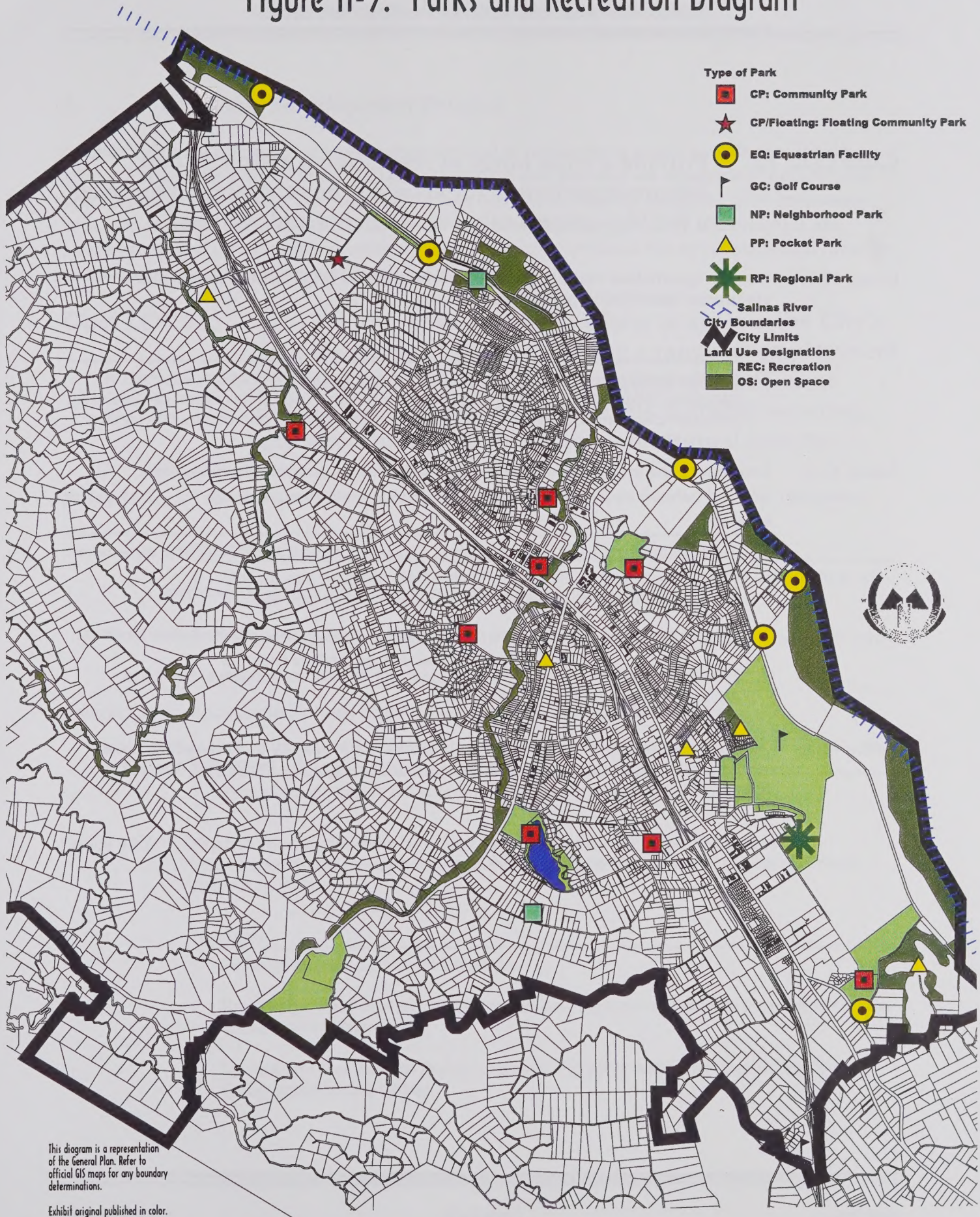
Programs:

1. Acquire parkland through developer dedications (updating fee levels as necessary) or other financing mechanisms.
2. Use in-lieu fees to develop mini-parks.
3. Finance park operations in part through user fees where appropriate.

Table II-6: General Plan Park Sites

Park Site	Acreage
Atascadero Lake Park	57 acres
Paloma Creek Park	65 acres
Heilman Park	15 acres
Sunken Gardens	2 acres
Traffic Way Park	11 acres
Chico Road Park	6 acres
Stadium Park	26 acres
Future Del Rio Park	5 acres
Library Pocket Park	½ acre
Total	187 acres

Figure II-9: Parks and Recreation Diagram



Goal LOC 12. Provide a wide range of recreational activities and leisure experiences for all age groups, designed to foster a healthy community for residents and visitors.

Policy 12.1: Provide specialized recreation opportunities based on projected needs and standards identified in parks master plans.

Program:

1. Plan for funding on-going operations and maintenance to finance development of special facilities, multi-purpose sports complex, tennis courts, recreation centers, play areas for children, equestrian trails, bike and jogging paths, and community centers.

Policy 12.2: Emphasize the importance of recreation facilities as community resources.

Programs:

1. Promote the Zoo, Lake Park, and other City parks as unique and valuable attractions.
2. Establish a community/youth recreation center in the vicinity of downtown.
3. Provide for public transportation connections to public parks and recreation facilities.
4. Provide a comprehensive signage program for pedestrian walkways, bikeways, equestrian trails, and recreation trails.

Policy 12.3: Develop and implement a program to improve water quality in Atascadero Lake with specific water quality standards to be provided in the Parks and Recreation Master Plan.

5. Economic Development Policies

Intensification of commercial uses downtown and at nodes along major corridors will help increase economic activity while ensuring that good and services are available at appropriate and convenient locations. Diversifying the local economic base by attracting new businesses will help stabilize the long-term commercial and fiscal health of the City. Streetscape, site, landscaping and other improvements will be necessary to enhance the appearance and function of the commercial corridors, especially El Camino Real.

Goal LOC 13. Provide for a sound economic base to sustain the City's unique character by establishing a range of employment and business opportunities and generate sufficient revenue to support adequate levels of public services, and environmental, social and educational quality.

Policy 13.1: Facilitate convenient location of goods and services needed by local residents.

Programs:

1. Update and maintain the Zoning Ordinance to allow grocery stores and medical and professional offices at appropriate neighborhood nodes.
2. Update and maintain the Zoning Ordinance to allow office, business and health care services in the Commercial Park Zoning District.

Policy 13.2: Encourage planned office development in appropriate locations.

Programs:

1. Formulate a planned development process for office uses.

Policy 13.3: Expand tourist commercial nodes to serve the traveling public at freeway interchanges and develop tourist destinations based on the Atascadero's rural character.

Programs:

1. Promote tourism and travel industries.
 2. Encourage hotel, conference and resort development and protect potential sites from conversion to other uses.
 3. Update and maintain the Zoning Ordinance to allow additional uses in the Tourist Commercial zoning district.
-

4. Promote the community's rural character, open space and oak woodlands in attracting tourist and develop tourist destinations based on these features.

Policy 13.4: The City shall continue to take a long range view of its fiscal condition, and specifically the possibility of enhancing revenues, in order to maintain and, where ever possible and desirable, enhance current levels of service.

Programs:

1. The City will work towards preparing a long range economic plan (often called a "strategic plan") to develop a strategy for future fiscal health so that projected levels of service can be maintained and enhanced.
2. The City will annually adjust its long range revenue and expenditure projections to track changes in the City's fiscal situation, so that both problems and opportunities can be anticipated and planned for.
3. New development should pay its share of the costs of providing all capital facilities needed to support it; payment may be in the form of actual construction of facilities where appropriate as conditions of approval and/or by the payment of fees.
4. The City will review it developer fees on a regular basis.
5. The City will minimize its road maintenance responsibilities by requiring private funding mechanisms such as assessment districts for the maintenance of new local streets.

Goal LOC 14. Retain and expand existing businesses and attract new businesses to improve the availability of goods and services.

Policy 14.1: Encourage existing uses to continue providing needed products and services.

Programs:

1. Continue to support Chamber of Commerce efforts to market goods and services available in Atascadero, including those produced locally.
2. Identify locations with adequate land to accommodate new commercial and industrial development.

Policy 14.2: Attract new development and land uses that provide jobs and services for residents, provided that those uses are consistent with the City's character.

Programs:

1. Update the Zoning Ordinance to allow craft uses in appropriate locations, including multi-tenant incubator spaces.
2. Update the Municipal Code to adequately regulate home occupation uses.
3. Update the Zoning Ordinance to allow commercial recreation development at the northern gateway to the City.

Policy 14.3: Plan for a regional commercial center near Highway 101.

Programs:

1. Update the Zoning Ordinance to allow regional retail (including auto and home furnishing) uses in appropriate locations.

Policy 14.4: Ensure that City regulations and processes support economic development opportunities.

Programs:

1. Review and Update the Zoning Ordinance to address any regulatory impediments to attracting target businesses, and to facilitate desired business expansions and reuse.

6. Public Services Policies

The City provides a variety of services, including building inspection, storm drainage, flood control, fire protection, police, parks, recreation services, sewage disposal, and street maintenance. Garbage collection and disposal is contracted with private firms. Most water in the City is supplied and distributed by the Atascadero Mutual Water Company which is a private company separate from the City. San Luis Obispo County operates the Atascadero Branch Library, and public schools are run by the Atascadero Unified School District.

The City does not expect to be able to provide the same levels of services to all properties, especially in lower-density hillside areas. New development is required to pay its share of costs for services and mitigate its impacts on infrastructure, and growth should be directed to areas where services can be provided in a cost-effective manner.

Goal LOC 15. Provide adequate public services for high-quality, orderly and sensible growth.

Policy 15.1: Growth should be directed to areas where services can be provided in a cost-effective manner.

Policy 15.2: Maintain an updated Capital Improvements Program (CIP) that forecasts needs at least five years into the future and conforms to General Plan policies and programs.

Programs:

1. The Planning Commission shall annually review the Capital Improvement Program for consistency with the General Plan and forward its findings to the City Council
2. Prepare and implement master storm drainage plans.

Policy 15.3: Ensure that adequate service capacity and facilities exist prior to approving new development.

Programs:

1. Coordinate with the Atascadero Municipal Water Company to provide for adequate facilities and water supplies.
2. Require all new projects and new development requiring domestic water to be served by the Atascadero Municipal Water Company unless a waiver is granted by the Planning Commission through a Conditional Use Permit.
3. Coordinate with other local and regional public service providers to identify and ensure adequate service levels for all public services and facilities.

Moved to Policy 8.4.

4. Update the municipal code to require new single-family residential development on lots within 200-feet of an existing public sewer system to be required to extend and connect to the public sewer when topographically possible.
5. Continue to support regional planning for solid and hazardous waste disposal.
6. Continue to provide police and fire staffing and facilities as necessary to meet community needs.
7. Incorporate public safety measures in development project design.
8. All residential projects of 100 or more dwelling units shall be required to prepare a Fiscal Impact Report prior to any discretionary approvals. The Fiscal Impact Report

shall analyze all revenues, service costs and facilities costs associated with a project. The City shall require the establishment of Facilities Districts and / or Maintenance Districts to cover revenue short falls on a project.

Policy 15.4: Extend services only when the City has funding for additional improvements identified in the CIP.

Programs:

1. Include in the CIP a prioritized list of projects, timing, cost estimates, responsible department, and funding sources.

Policy 15.5: Two tiers of public service will be provided within the City based on the Urban Services Line (USL).

Program:

1. The Urban Services Line defines the area that will eventually be furnished with major public and quasi-public services. This area will be served by some or all of the essential urban services, including :
 - a) Creekway & Horse Trails
 - b) Solid Waste Disposal
 - c) Cultural Facilities
 - d) Storm Drainage (based Master storm drainage plans for selected sub-drainage basins)
 - e) Streets and sidewalks
 - f) Improvement Districts
 - g) Street Sweeping
 - h) County Library
 - i) Street Trees
 - j) Parks
 - k) Public Utilities
 - l) Emergency Services (Level of Service 1)
 - m) Water
 - n) Sewers
2. The Rural Services Area is the area outside of the USL and consists of the remainder of the City within the City boundaries. Services to be provided are:
 - a) Creekway & Horse Trails
 - b) Rural Streets
 - c) Solid Waste Disposal
 - d) Improvement Districts
 - e) Public Utilities
 - f) Water
 - g) Emergency Services (Level of Service 2 & 3)
 - h) Fire risk management program with backyard burning
 - i) Sewering of areas with poor percolation and high rates of septic system failure.

Policy 15.6: Ensure that new development pays the cost of providing and/or installing all

capital facilities needed to support it, including the infrastructure necessary to attract high-tech and professional support businesses.

Programs:

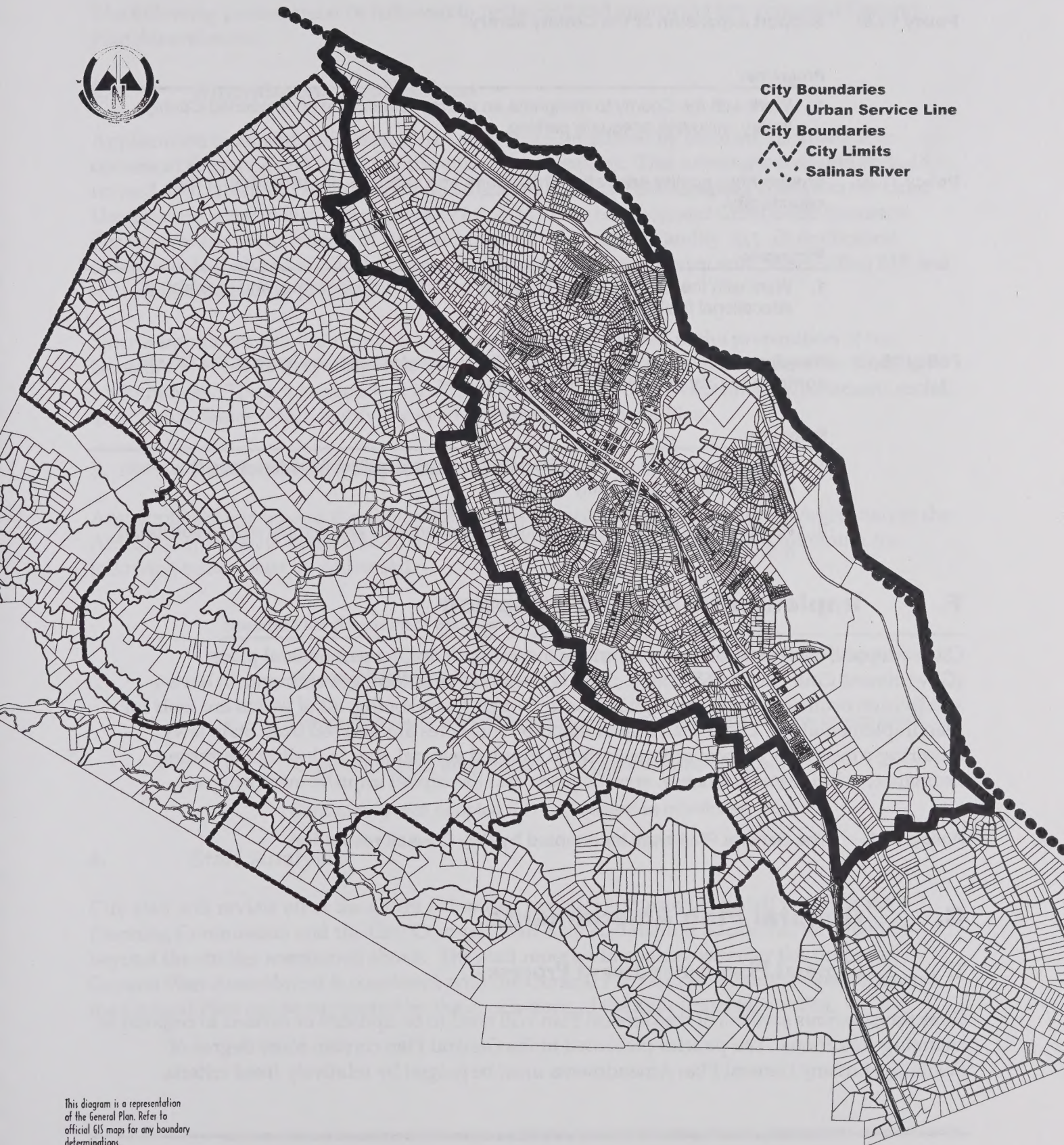
1. Continue to condition approval of new development on collection of impact fees and/or construction of facilities, as appropriate, adequate to fund facilities to serve new development.

Policy 15.7: Continue to support effective regional planning for solid and hazardous waste disposal.

Programs:

1. Continue to require solid waste collection within the City.
2. Maintain on going communication with solid waste disposal service providers.

Figure II-10: Urban Services Line



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

Exhibit original published in color.

Policy 15.8: Support expansion of the County library.

Programs:

1. Work with the County to designate an appropriate site for an expanded County library, including adequate parking.

Policy 15.9: Ensure high quality educational facilities and services are provided to the community.

Programs:

1. Work with the School District to review land use decisions involving provision of educational facilities.

Policy 15.10: Require public agency and private utilities development projects in the City to conform to City site improvement standards.

Programs:

1. Support expansion of Atascadero State Hospital facilities and functions only when impacts can be adequately mitigated.
2. Require all local utilities to notify the City of projects and comply with all applicable ordinances.

F. Implementation and Adoption

Once adopted, local units of government are mandated to implement general plans (Government Code Section 65103(c)). State law also requires local governments to have a subdivision ordinance, building regulations and open space zoning, all of which are tools for plan implementation. Other plan implementation measures are derived from State laws requiring consistency of local actions with the adopted general plan including the zoning ordinance, subdivision ordinance, specific plans and the capital improvement program.

Policy 16.1: The General Plan shall be adopted by City Council resolution.

G. General Plan Amendments

1. General Plan Amendment Process

Over time, various sections of the General Plan will need to be updated or revised to respond to changing conditions. The policies presented in the General Plan contain some degree of flexibility, but any General Plan Amendments must be judged by relatively fixed criteria.

The following process must be followed in reviewing and approving any proposed General Plan Amendments

2. Amendment Applications

Applications to amend the General Plan shall be accompanied by detailed information to document the scope and impact of the amendment request. This information should include revised text, tables and diagrams for all affected elements. For example a change to the Land Use Element must include an analysis of impacts to the Housing and Circulation Elements. Pursuant to the requirements of the California Environmental Quality Act, all application amendments shall include an environmental analysis for consistency with the certified EIR and mitigation monitoring program.

Since a significant amount of public resources has been invested in the preparation of the General Plan and EIR any proposals to amend the General Plan must document the need for such changes. The application will include a discussion of the environmental, economic, social, or technical issues which justify the need to amend the General Plan.

3. Submittal of Supplemental Studies

Any application to amend the General Plan must be accompanied by studies which analyze the Amendment's effects, compared to the adopted General Plan and EIR. At a minimum the following issues must be addressed:

Specific Plan Amendment Requirements

- Conformance with the adopted General Plan Goals, Policies and Programs and the overall intent of the Plan.
- Compatibility with existing development, neighborhoods and the environment.
- Analysis of traffic, infrastructure and public service impacts.
- Consistency with adopted EIR and mitigation monitoring program.

4. Staff Analysis

City staff will review all of the above submitted material and provide a staff report to the Planning Commission and the City Council. Staff may also request additional information beyond the studies mentioned above. The staff report will analyze whether the proposed General Plan Amendment is consistent with the General Plan and whether the need to amend the General Plan can be supported by the conclusions of the supplemental studies.

5. Public Hearings

Consistent with section 65358(b), no element of the General Plan shall be amended more than four (4) times per calendar year. Two cycles of amendments shall be reserved for City use and the remaining two cycles shall be available for other amendment applications. More than one amendment application may be considered during a cycle provided it is heard on the same public hearing date. The dates for the non-reserved General Plan amendment cycles shall be as follows, the City Council may grant exceptions to the dates prior to Planning Commission hearing.

General Plan Amendment Cycles

Cycle A	Planning Commission	1 st Tuesday of March
	City Council	4 th Tuesday of March
Cycle B	Planning Commission	1 st Tuesday of September
	City Council	4 th Tuesday of September
Cycle C	Reserved for City amendments (may be heard at any meeting)	
Cycle D	Reserved for City amendments (may be heard at any meeting)	

Both the Planning Commission and the City Council shall hold a public hearing on the General Plan Amendment application, in accordance State Law Government Code. In approving the amendment the following findings shall be made.

General Plan Amendment Findings

1. The proposed amendment is in the public interest.
2. The proposed amendment is in conformance with the adopted General Plan Goals, Policies and Programs and the overall intent of the General Plan.
3. The proposed amendment is compatible with existing development, neighborhoods and the environment.
4. The proposed amendment will not create any new significant and unavoidable impacts to traffic, infrastructure or public service impacts.
5. The proposed amendment is consistent with adopted EIR and mitigation monitoring program.

6. Exceptions

Minor adjustments to General Plan boundaries and diagrams may be approved with a simplified process that does not require additional studies. Minor adjustments would include

changes that modify boundaries to follow more logical locations without increasing density or changing entitlements.

H. Severability Clause

In the event that any goal, policy or program or portion of any element of the General Plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining portions there.

I. Environmental Impact Report / Mitigation Monitoring Program

In conjunction with the preparation of the General Plan an Environmental Impact Report (GPEIR) #SCH 2001121027 was prepared consistent with the requirements of the California Environmental Quality Act (CEQA). The EIR was certified with a Statement of Overriding Considerations and Mitigation Monitoring Program. The Mitigation Monitoring Program is incorporated into the General Plan to ensure implementation (Table II-7). The General Plan EIR is intended to be utilized for "Tiering" consistent with Section 15152 of the CEQA Guidelines. Projects that are determined to be consistent with the General Plan and the EIR may incorporate the analysis, mitigation and overriding considerations into subsequent Negative Declarations.

Table II-7: General Plan EIR Mitigation Monitoring Program

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
Geology			
Cumulative Impacts. Eagle Ranch appears to abut or include a designated geologically sensitive area as shown in the Salinas River Area Plan. <i>Eagle Ranch.</i> Amend the Draft Plan to include the following policy: Prior to development, the Geologically Sensitive Combining Designation shown in the Salinas River Area Plan shall be further studied for its application to the Eagle Ranch property.	Prior to Eagle Ranch development approvals	Community Development Department (CDD)	Ensure that consideration of the Combining Designation is reflected in environmental documentation prepared for any proposal on the property, and in site designs.
Hydrology and Water Quality			
Water Quality. <i>Implement Best Management Practices for Water Quality Improvement.</i> Condition project approval to include Best Management Practices in construction and operation. Options include, but are not limited to: Regular inspection, maintenance and clean out of stormwater retention or detention structures Regular inspection, maintenance and clean out of oil and water separators Regular inspection maintenance and clean out of sediment traps. Promotion of self-directed removal of on-site trash, dead vegetation and leaf litter. Promotion of use of biodegradable herbicides and pesticides and encouragement of the use of biologically-sensitive landscape management Conduction of regularly scheduled creek clean-ups Conduction of regular maintenance of City	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements, the CDD shall assure that all adopted measures are complied with for sites with the potential to result in water quality degradation.

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
fleets Provision of worker education programs <i>Create guidelines for City facilities and discretionary projects to improve the quality of runoff water. Considerations may include:</i> Install and maintain appropriately sized stormwater retention or detention structures Install and maintain oil and water separators Install and maintain appropriately sized sediment traps Install and maintain drought tolerant landscaping Install and maintain landscaping which does not require excessive application of fertilizers and pesticides Do not permit use of sprinkler and spray systems in areas less than eight feet wide (City facilities) Encourage the use of drip systems Encourage the use of more permeable paving materials (not feasible for applications where fueling and vehicle maintenance take place.			
Drainage and Flooding. <i>Ensure Consistency with Applicable Drainage-Related Plans.</i> All new development in or near existing drainage systems and associated tributaries shall be assessed for consistency with applicable existing drainage, grading, erosion control, and water quality-related policies, standards, and programs including but not limited to the following: Water Quality Control Plan – Central Coast Basin including Best Management Practices (BMPs) San Luis Obispo County Master Water Plan	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements, the CDD shall assure that compliance with all applicable plans and regulations is attained.

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
Update (1998) Paso Robles Formation Study (in progress). Future recovery plans for the Salinas River and Atascadero Creek. Urban Water Management Plan (in progress).			
<i>Stormwater Infrastructure.</i> Prior to approval of stormwater infrastructure improvements, ensure that adequate environmental review has been completed.	Prior to approval of infrastructure improvements	CDD	Upon review of infrastructures improvements, ensure that adequate environmental review is provided.
<i>Compliance with SB 221.</i> All applicable development projects under the General Plan shall comply with the recent legislation governing water supplies and development approval. Any subdivision proposing 400 or more units shall be subject to the provisions of this legislation.	Prior to discretionary approval of development applications meeting criteria	CDD	Upon review of discretionary entitlements meeting specific size and service connection criteria, the CDD shall assure compliance with applicable regulations
Compliance with SB 610. Incorporate the recommendations of the Urban Water Management Plan and amend the General Plan as necessary.	Upon completion of the Urban Water Management Plan	CDD	Upon completion of the Urban Water Management Plan, make necessary amendments to the General Plan to comply with recommendations.
Biological Resources			
Sensitive and/or Special Status Species. <i>Impacts to Sensitive Species.</i> The City shall condition project approval, where it has jurisdiction, and recommend conditioning of project approval, in areas outside its jurisdiction, with the following measures: <i>Implement sediment reduction measures.</i> Implement drainage measures recommended in Section V.III to reduce downstream impacts of sediment. <i>Plant/Animal Survey procedures.</i> Until such time that a city ordinance is adopted, surveys for endangered and sensitive plant and animal	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements meeting criteria for biological sensitivity, the CDD shall assure compliance with mitigation measures

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
species shall be conducted during proper seasons and in accordance with standard methodologies. Surveys will be prepared on sites with established vegetation, relatively undisturbed character and/or proximity to known occurrences of sensitive species. Appropriate mitigation measures in accordance with California Department of Fish and Game guidelines shall be developed where necessary to reduce impacts to sensitive species to a level of insignificance. <i>Construction Activity Timing.</i> Where sensitive species are known to occur within a proposed project area, construction activities shall occur outside of species breeding and/or migration seasons in order to minimize impacts. These limitations are often included as provisions within associated permits. For example, construction occurring in or directly adjacent to a perennial stream may be limited to the summer months in order to minimize disturbance of steelhead spawning activities as part of a Section 1601 or 1603 DFG streambed alteration agreement. <i>Prepare and Submit a Revegetation Plan.</i> For all development expected to result in removal or significant disturbance of native vegetation, the applicant shall contact the City to determine their responsibilities in terms of revegetation and restoration. The plans shall be prepared by a qualified botanist, restoration specialist, or other qualified firm. The plan shall address all natural communities impacted by all phases of the proposed project including chaparral, annual grassland, and oak woodland. The plan shall provide detailed specifications for replacement and restoration of all affected natural communities, including appropriate replacement ratios for disturbed native plants, and shall specify the duration and frequency of monitoring associated with restoration/revegetation efforts. <i>Implement the Pre-approved Revegetation Plan.</i> Upon completion of construction for all new development, the applicant shall implement the pre-approved Revegetation and restoration plan described above. Following completion of construction, immediately revegetate all areas previously containing natural vegetation and disturbed because of			

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
project implementation. Revegetate only with appropriate native and indigenous vegetation. At a minimum, the structure and composition of habitats restored shall reflect pre-project site conditions or better. The health and maintenance of all replacement vegetation shall be monitored and/or otherwise supported for a sufficient duration and frequency to ensure successful establishment of the vegetation. <i>Control Further Introduction of Invasive Exotic Plants at New Development Sites.</i> During and upon completion of construction, the proponent shall be required to control further introduction of invasive exotic plants. The project proponent shall implement the following measures: Use only clean fill material within all construction zones. Prohibit planting or seeding of disturbed portions of natural communities with non-native plant species. <i>Avoid Disturbance of Special-status Plants at New Development Sites.</i> During construction associated with all new development, avoid or minimize disturbance of special-status plants. Implement the measures identified below to avoid or minimize unnecessary disturbance of special-status plants either known of having potential to occur in the project area. Retain a qualified biologist and/or botanist to conduct focused surveys for special-status plant species during the appropriate flowering periods for various species having potential to occur in the project area. Clearly map and identify each individual or group of special-status plants observed during the surveys with highly visible flagging, and then completely avoid during construction In the event rare plants cannot be avoided during construction, applicable resource agencies should be contacted to determine appropriate avoidance measures before			

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
construction. Various measures may include relocation and transplanting of individual plants, and/or stockpiling of existing soils to retain the seedbank. <i>Invasive Exotics.</i> The City shall develop and revise current landscaping plan guidelines to include prohibition of the planting of invasive exotics designated by CNPS			
Riparian, Wetland and other Sensitive Communities. <i>Riparian/wetland habitat avoidance.</i> Until such time as a creek setback and mitigation program is adopted by the City, condition approval of development proposed to be located within 100 feet of a riparian or wetland area, and implement the following: Adjacent riparian or wetland resources shall be evaluated by a qualified biologist Development shall be sited at an adequate distance from riparian or wetland areas as determined necessary by a qualified biologist. Setbacks for non-significant riparian or wetland areas shall be determined based on recommendations of the qualified biologist. Construction and development activities shall employ measures designed to reduce impacts to riparian areas, in addition to respecting specified setbacks. Measures include, but are not limited to: Clearly delineate construction areas through physical and/or visual barriers. Do not allow location of fueling or staging areas proximate to waterways when feasible. When no other options exist, protect waterways by berming or otherwise creating barriers to soil and fuel movement. Do not allow washwater from construction to	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements proximate to riparian areas, the CDD shall assure compliance with mitigation measures

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
enter waterways. The City should develop a preferred set of Best Management Practices to be implemented by developers. <i>Implement Erosion and Spill Control Measures during Construction.</i> To reduce the potential for inadvertent release of sediment or fuel from construction areas to adjacent drainage and wetland areas, the following measures shall be implemented as part of all development projects. During construction, avoid all cleaning and refueling of equipment and vehicles near existing drainages and associated seasonal wetland habitat. Following completion of construction-related activities, revegetate all disturbed and barren areas with appropriate native vegetation to reduce the risk of erosion and sedimentation in adjacent drainage areas.			
<i>Movement and Migration Corridors.</i> Condition project approval in rural areas based on an assessment of the project's impacts on migration and movement corridors, including but not limited to, waterways, intact woodland areas, and fringe areas that abut intact habitat. The City should identify important corridor areas and aim for their preservation through conservation easements, where feasible, and through site design.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
<i>Consistency with Regional, Species Specific Recovery Plans and Other Habitat Conservation Efforts.</i> Project approval shall be conditioned on consideration of consistency with regional conservation plans, including critical habitat designations and recovery plans, where applicable.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
Agriculture			
Evaluation and Mitigation. Prior to approval of development on parcels listed with potential for supporting important farmland, evaluate the following criteria:	Prior to discretionary approval of development	CDD	Upon review of discretionary entitlements the CDD shall assure

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
Do the on-site soils exhibit the necessary characteristics for farmland of local potential? Is the parcel large enough to support agriculture (refer to the County minimums)? If the parcel meets all of the above criteria, condition development approval with offsets of at least 1:1 offsite.	applications		compliance with mitigation measures
Circulation			
<i>Implement Recommended Intersection Mitigation.</i> The following policy will be included in the Draft Plan: Incorporate the recommendations of the traffic engineers to remedy existing intersection deficiencies.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
Air Quality			
Short-Term (Construction-related) Impacts. <i>Construction.</i> The City shall incorporate APCD recommendations for all construction in the City. Measures include the use of catalyzed particulate filters for both off- and on-road vehicles.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
Noise			
<i>Vibration.</i> When reviewing project-specific applications for vibration-sensitive construction within 100 feet of the centerline of the railroad tracks, project approval will be conditioned pending results of vibration studies. Mitigation such as setback or vibration reduction treatments shall be included in the project design and specifications.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
Public Services.			
<i>Fiscal Analysis.</i> The City shall prepare a citywide fiscal analysis outlining funding required to support staffing for police and fire throughout buildout of the Draft Plan. The analysis will identify methods to fund staffing, milestones for new hires based on projected growth, and specific policies for implementation of funding methods.	Adoption of General Plan	CDD	Amend policies to reflect language
Aesthetics			

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
Light and Glare. Additional recommended General Plan policies: <i>Glare.</i> The City shall assess the potential glare impacts of a proposed project and apply the following: Do not allow large expanses of reflective glass or reflective metal roofing in locations visible to residents and/or traffic. The City shall consider establishing minimum and maximum light levels for each of the proposed land uses.	Adoption of General Plan	CDD	Amend policies to reflect suggested language

III. Circulation Element

A. Introduction

1. Purpose

The Circulation Element provides a long-range plan for the City of Atascadero to accommodate the transportation of people and goods within the City using a structured network of highways, streets, pathways and trails. This includes all modes of transportation including transit, bicycles, pedestrians, and equestrians in addition to motorized vehicles. Circulation policies and programs have been developed to achieve consistency with the other elements of the General Plan, to reflect current community desires, and to provide a safe and efficient circulation system. The Circulation Element has been developed to be consistent with policies of the APCD, SLOCOG, SLORTA, Caltrans and other regional agencies.

Although the plan recognizes that the automobile will continue to be the primary means of transportation during the timeframe of this plan (2025), it emphasizes policies and programs to reduce vehicle use by promoting alternative modes of travel. The Circulation Element also reflects the importance of neighborhood quality as well as vehicle, bicyclist and pedestrian safety.

The Land Use Element identifies locations of future development, and the Circulation Element accommodates the project traffic generation that will result from future land use activities. The Land Use Element, in turn, is shaped by the location and capacity of transportation facilities. The Land Use Element and Downtown Plan contain policies aimed at reducing auto use by encouraging pedestrian-scale development.

2. Circulation System History

Laid out as part of the 1913 Atascadero Colony plan, the circulation system was designed for turn of the century automobile use and low-intensity land uses. Unfortunately, the circulation system did not anticipate today's level of automobile traffic. The network consists of radial routes emanating from the City Hall area supported by a series of arterial rings meant to convey traffic to outlying areas. Only a few blocks in the City center display the grid system common to most cities. Not all planned streets have been built, and some minor streets are privately maintained and not part of the City's adopted maintenance system.

The radial street pattern was interrupted in 1954 with construction of US Highway 101, and commercial development has since spread along El Camino Real. The freeway has limited east-west travel to the eight crossings. Most significantly, it cuts off access from Atascadero Mall to El Camino Real and the Downtown.

Since most routes were laid out with the Colony formation in 1913, a key objective is optimal use of these streets to meet current and future needs while addressing safety and air quality concerns. Few streets within Atascadero are designed to carry high traffic volumes; freeway interchanges create existing and potential bottlenecks; many roadways are not wide enough to safely accommodate automobiles, bicyclists and pedestrians; and the street patterns and topography constrain transit operations and access. One of the goals of the Circulation Element and the associated circulation improvements is to improve this situation.

B. Street Classifications

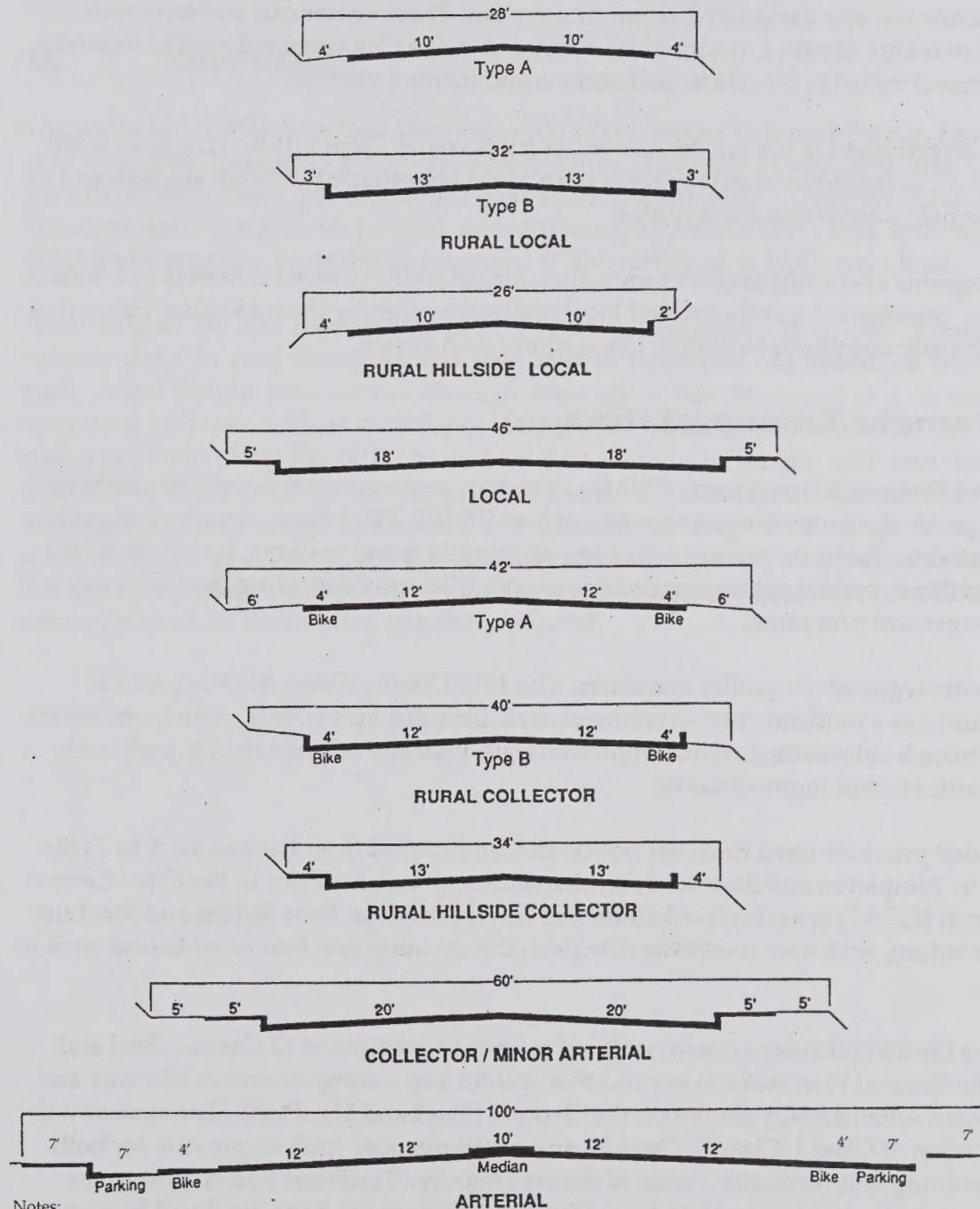
In developing policies and programs for the Circulation Element, existing and potential future transportation conditions were analyzed comprehensively for the planning area. This analysis included reviewing existing transportation services, surveying existing traffic volumes and travel patterns, modeling future traffic volumes and patterns, and assessing existing and potential future transportation improvement needs and opportunities.

The Circulation Plan classifies roadways based on their intended function and projected traffic levels, which determine the appropriate type of design and number of lanes for the route. Table III-1 describes the different classes of roads recognized by the General Plan.

Table III-1: General Plan Roadway Classifications

Freeway	These are high speed; high capacity limited access facilities serving intercity and regional travel. US 101 is classified as a freeway.
Arterials	Arterials provide for circulation between major activity centers and residential areas in the City and beyond; they also provide access to freeways. They are further subdivided into two categories: Major arterial usually carry the highest volumes and/or longest trip in the City. Major arterials are high-capacity, moderately high-speed routes, typically two or four lanes wide (with up to six lanes where warranted by traffic volumes). Arterials also include regional highways. For high capacity, major arterials in the urban areas should have medians between intersections and additional lanes at intersections. Service to abutting properties may be provided but should be subordinate to through-travel needs; access points should be consolidated where possible. El Camino Real and Route 41 (Morro Road) are classified as major arterials. Minor arterial typically interconnect with and augment the major arterial system, and serve trips of moderate length. Minor arterials permit access to abutting properties, but traffic capacity needs are equally important. Minor arterials are typically two lanes wide and their design is similar to that of collectors except for additional space for separating bicycles from other traffic. To minimize roadway width and right-of-way, minor arterials are usually undivided (no median). Left-turn lanes should be provided at intersections, and a continuous two-way left turn lane may be provided mid-block to improve traffic flow. Traffic Way is an example of a minor arterial
Collectors	Collectors channel traffic from residential or commercial areas to arterials. Residences, commercial or public activities, typically front on to them. They are usually two-lane streets, and maximum acceptable volumes are often dictated by resident concerns about intrusion rather than traffic capacity considerations. Collectors are further classified as urban, rural or hillside , depending upon the area and type of topography and vegetation.
Local Streets	Local streets have the sole function of providing access to adjoining land uses. All streets not otherwise depicted on the circulation plan are local streets. Local streets are further classified as urban, rural or hillside , depending upon the area and type of topography and vegetation.

Figure III-1: Typical Road Cross Sections



Notes:

- 1) Additional right-of-way may be required at intersections to accommodate turning lanes
- 2) Arterial parking lanes may be utilized for landscaping when on street parking is not required.
- 3) Road sections may be modified to minimize native tree impacts or to reduce grading impacts.
- 4) Road sections shall be modified as necessary to accommodate street trees and landscaping

El Camino Real and State Route 41 (Morro Road) are the major arterials in Atascadero. Portions of both these roads will need to be improved to four lanes in the future. Minor arterials include Traffic Way, Atascadero Avenue, Santa Barbara Road, Halcon Road, Portola Road and Santa Rosa Road. Portion of San Anselmo Road, Del Rio Road, Santa Cruz, Curbaril Avenue, and Santa Lucia Avenue are also designated as minor arterials. These routes can accommodate future traffic as two-lane streets, but should be upgraded to the City standard widths to safely accommodate transit vehicles, bicyclists, pedestrians and turning vehicles.

Certain arterial streets and US 101 are designated as truck routes Figure III-5. Trucks will still use other streets for access to local destinations but should be restricted through signage and by ordinance to use only designated truck routes.

Policies and programs also address collectors, which funnel traffic from local streets to arterials, and local streets. Standards for collector and local roadways consider the maximum amount of traffic that is typically acceptable to people living along such streets.

C. Alternate Transportation

Successful Travel Demand Management (TDM) can reduce or postpone the need for roadway improvements, particularly on commute routes such as US 101. TDM measures are designed to reduce peak-period traffic by increasing use of transit, bicycling and walking, (particularly for work and school trips), and by promoting flexible working hours, ridesharing, and land use and circulation management programs.

TDM also supports regional air quality mandates. The 1998 County Clean Air Plan, which classifies the county as a moderate non-attainment area, includes measures to reduce emissions from vehicles through ridesharing, transit improvements, bikeway enhancements, park-and-ride lots, and traffic control improvements.

Atascadero Transit provides fixed route service on El Camino Real from Paloma Park to Twin Cities Hospital in Templeton and door-to-door, demand-responsive service in the City. Central Coast Area Transit (CCAT) operates fixed-route bus service between Paso Robles and San Luis Obispo via Atascadero, with four southbound trips in the morning and four northbound trips in the evening.

Atascadero has a limited bikeway system confined mainly to portions of El Camino Real and Traffic Way. The General Plan seeks to expand this system into a comprehensive bikeway and trail system (shown schematically shown on the General Plan Land Use Plan). The system will utilize a combination of Class I, Class II, Class III and multi-purpose trails to provide for both the bicycle commuting and recreation needs of the community. Trailhead and staging areas that provide for controlled access to the Salinas River and historic De Anza Trail will be part of the system.

Sidewalks are generally limited to fully developed portions of El Camino Real, commercial streets in the city center, and some higher density residential areas. In rural areas, bicyclists, pedestrians and equestrians use the roadway or the unpaved shoulders. Many streets are too narrow to safely accommodate bicycles or pedestrians, and hilly terrain can be a limiting factor.

D. Railroads

Union Pacific (UPRR) operates mainline rail freight service between the San Francisco Bay Area and Southern California along the Coast Line. Through Atascadero, the Coast Line runs generally north-south, parallel to and west of the Salinas River. There are three at grade railway crossings and two grade-separated undercrossing at Atascadero Creek and State Route 41. A third grade separated crossing is proposed at the north end of El Camino Real.

According to the *Rail Improvement Feasibility Study* (SLOCOG, 1992) two through-freight trains operate daily in each direction, and this level of operation has remained stable in the recent past. Local freight train service through Atascadero has decreased to a tri-weekly local train operating between Salinas and Santa Margarita. Amtrak also operates the Coast Starlight passenger train along the SPTC track from Los Angeles to Seattle, with one daily train in each direction and no passenger stops in Atascadero. There are no expectations for significantly increased through-freight operations in the future, although local freight levels could expand depending on the local need. The *Rail Improvement Feasibility Study* recommended improved service on the Coast Starlight run, including a new passenger station in Paso Robles, but no near term expansion of the number of trains operated.

E. US 101 Freeway

As shown in Table III-2, US 101 through Atascadero has six interchanges with overcrossings, two with undercrossings (SR 41 and Traffic Way). An additional ramps at San Diego Road has a northbound off-ramp and southbound on-ramp with low traffic volumes and no crossing.

Table III-2: US 101 Freeway Interchanges

Cross Street	Lanes	Sidewalk	Shoulder	Bikeway	Year Built	Width (ft.)	Length (ft.)	Min. Ft. Clearance
Santa Barbara	2/over	South side	None	None	1962	32	199	16
Santa Rosa	2/over	South side	None	None	1956	28	210	15
Curbaril	2/over	South side	None	None	1962	32	192	15
SR 41	3/under	Both sides	None	None	1956	28	139	
Traffic Way	2/over	Both sides	None	None	1956	28	131	
San Anselmo	2/over	South side	None	None	1966	30	169	16
Del Rio	2/over	South side	None	None	1967	30	160	16
San Ramon	2/over	North side	None	None	1967	30	166	16

Table III-3: US 101 Improvement Priorities

The 1999 Route 101 North Corridor Study (prepared by the San Luis Obispo Council of Governments, the County, the Cities of Atascadero and Paso Robles and Caltrans) and 2001 RTP calls for widening 101 and improving all of the interchanges through the city to increase capacity and enhance safety. These improvements are expected to bring 2025 levels of service at the freeway interchanges into compliance with the City's adopted standard of LOS C or better.

Timeframe	Milepost	Location	Need	Improvement	Estimated Cost
Within 5 Years	41.3/45.9	Santa Barbara Road to Traffic Way	Safety	Install Thrie Beam Barrier	\$3 million
Within 5 Years	N/A	El Camino Real (Del Rio to Santa Cruz)	Bicycle Access	Construct Class II Bikeway	50,000
Within 10 Years	44.1/44.8	Santa Rosa Road / Curbaril Road	Improvement Operations	Construct NB & SB Aux. Lanes	800,00
Within 10 Years	44.8/45.6	Curbaril Road / State Route 41 Sep.	Improvement Operations	Construct NB & SB Aux. Lanes	900,000
Within 10 Years	46.0/46.8	Traffic Way / San Anselmo Road	Improvement Operations	Construct NB Aux. Lanes	600,000
Within 10 Years	44.0	Santa Rosa Road Interchange	Reduce Demand	Construct Park & Ride Lot	150,000
Within 10 Years	45.9	Traffic Way	Improvement Operations	Reconstruct Interchange	10 million
Within 10 Years	49.3/50.7	San Ramon Road / Vineyard Drive	Local Through Routing	Construct Frontage Road	3.6–5.4 million
Within 20 Years	44.8	Curbaril Avenue	Increase Capacity	Reconstruct Interchange	3.7 million
Within 20 Years	46.9	San Anselmo Road	Increase Capacity	Reconstruct Interchange	3.4 million
Beyond 20 Years	42.3/49.3	Santa Barbara Road / San Ramon Road	Increase Capacity	Widen to 6 Lanes	22.1 million
Beyond 20 Years	42.3	Santa Barbara Road	Increase Capacity	Reconstruct Interchange	3.6 million
Beyond 20 Years	44.0	Santa Rosa Road	Increase Capacity	Reconstruct Interchange	3.7 million
Beyond 20 Years	48.3	Del Rio Road	Increase Capacity	Reconstruct Interchange	3.2 million
Beyond 20 Years	49.3	San Ramon Road	Increase Capacity	Reconstruct Interchange	4.8 million

Some of these projects have been completed or are approaching construction. The SR-41/US 101 interchange is scheduled for complete reconfiguration and reconstruction to start in the spring

of 2004. State Transportation Improvement Program (STIP) funds and the City of Atascadero transportation impact funds fund the project. The project is expected to move the location of the northbound on ramp, improve the southbound ramps and increase clearance and capacity of SR 41 under US 101.

F. Level of Service

Traffic operations are evaluated by determining level of service (LOS), a qualitative measure of traffic operating conditions, whereby a letter grade of A through F is assigned to an intersection or roadway segment to representing progressively worsening traffic conditions. Levels of Service were calculated for critical, controlled intersections using the methods documented in the 1997 Updated Highway Capacity Manual. Table III-4 defines intersection LOS criteria.

Because the City of Atascadero has designated LOS "C" as the minimum acceptable LOS standard for City facilities, a peak hour LOS C is assumed to be the threshold for acceptable traffic operations studied intersections. For unsignalized intersections where projected levels of service fall below C, a supplemental traffic signal warrant analysis was performed. The signal warrant criteria employed for this study are presented in the Caltrans' Traffic Manual (Peak Hour Volume Warrant 11 - Urban Areas) for unsignalized intersections. Though utilization of this warrant may indicate that signalization would be required, the final decision to install signals should be based on further studies using additional warrants presented in the Traffic Manual.

Table III-4: General Plan Level of Service Criteria for Controlled Intersections

LOS	Type of Flow	Delay	Maneuverability	Stopped Delay/Vehicle (sec)		
				Signalized	Unsignalized	All-Way Stop
A	Stable	Very slight delay. Progression is very favorable, with most vehicles arriving during the green phase not stopping at all.	Turning movements are easily made, and nearly all drivers find freedom of operation.	≤ 10.0	≤ 10.0	≤ 10.0
B	Stable	Good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.	Vehicle platoons are formed. Many drivers begin to feel somewhat restricted within groups of vehicles.	>10 and ≤ 20.0	>10 and ≤ 15.0	>10 and ≤ 15.0
C	Stable	Higher delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, although many still pass through the intersection without stopping.	Back-ups may develop behind turning vehicles. Most drivers feel somewhat restricted	>20 and ≤ 35.0	>15 and ≤ 25.0	>15 and ≤ 25.0
D	Approaching Unstable	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	Maneuverability is severely limited during short periods due to temporary back-ups.	>35 and ≤ 55.0	>25 and ≤ 35.0	>25 and ≤ 35.0
E	Unstable	Generally considered to be the limit of acceptable delay. Indicative of poor progression, long cycle lengths, and high volume-to-capacity ratios. Individual cycle failures are frequent occurrences.	There are typically long queues of vehicles waiting upstream of the intersection.	>55 and ≤ 80.0	>35 and ≤ 50.0	>35 and ≤ 50.0
F	Forced	Generally considered to be unacceptable to most drivers. Often occurs with over saturation. May also occur at high volume-to-capacity ratios. There are many individual cycle failures. Poor progression and long cycle lengths may also be major contributing factors.	Jammed conditions. Back-ups from other locations restrict or prevent movement. Volumes may vary widely, depending principally on the downstream back-up conditions.	> 80.0	> 50.0	> 50.0

- References: Highway Capacity Manual, Special Report No. 209, Transportation Research Board, Third Edition, Updated December 1997.

Table III-5: LOS Threshold Volumes for Urban/Suburban Roadway Types

Roadway Type	Total Daily Vehicles in Both Directions (ADT)				
	Level of Service A	Level of Service B	Level of Service C	Level of Service D	Level of Service E
4-Lane Divided Freeway	28,000	43,200	61,600	74,400	80,000
6-Lane Divided Arterial (with left-turn lane)	32,000	38,000	43,000	49,000	54,000
4-Lane Divided Arterial (with left-turn lane)	22,000	25,000	29,000	32,500	36,000
4-Lane Undivided Arterial (no left-turn lane)	18,000	21,000	24,000	27,000	30,000
2-Lane Collector (with left-turn lane)	11,000	12,500	14,500	16,000	18,000
2-Lane Collector (no left-turn lane)	8,000	9,500	10,500	12,000	13,500

- ADT = Average Daily Traffic
- 1. Based on "Highway Capacity Manual", Transportation Research Board, 1997.
- 2. All volumes are approximate and assume ideal roadway characteristics. Actual threshold volumes for each Level of Service listed above may vary depending on a number of factors including curvature and grade, intersection or interchange spacing, percentage of trucks and other heavy vehicles, lane widths, signal timing, on-street parking, amount of cross traffic and pedestrians, driveway spacing, etc.

Table III-5 defines accepted levels of service for roadway segments between intersections, and Table III-6 shows 2001 roadways levels of service in Atascadero.

1. 2001 Traffic Volumes

In order to validate the citywide traffic model under "Existing Conditions," a database was established of daily and peak hour current traffic counts at critical locations across the city, (which are analyzed in the Environmental Impact Report that accompanies the General Plan). Table II-7 indicates average daily traffic volumes in 2001 along roadways throughout the city.

Table III-6: 2001 Roadway Levels of Service

	Roadway	From	To	Roadway Type	AADT	AADT - Based LOS
1	US 101	Santa Barbara Road	Santa Rosa Road	Freeway	40,000	B
2	US 101	Santa Rosa Road	Curbaril Avenue	Freeway	41,000	B
3	US 101	Curbaril Avenue	SR 41	Freeway	41,000	B
4	US 101	SR 41	Traffic Way	Freeway	44,000	C
5	US 101	Traffic Way	San Anselmo Road	Freeway	46,500	C
6	US 101	San Anselmo Road	Del Rio Road	Freeway	41,500	B
7	US 101	Del Rio Road	San Ramon Road	Freeway	41,500	B
8	SR 41	Cerro Alto Road	Santa Rosa Road	Major Arterial	8,500	A
9	SR 41	Santa Rosa Road	Curbaril Avenue	Major Arterial	9,000	A
10	SR 41	Curbaril Avenue	US 101	Major Arterial	16,800	D
11	SR 41	US 101	Santa Ysabel Ave	Major Arterial	23,800	B
12	SR 41	Santa Ysabel Ave	Salinas River Bridge	Major Arterial	2,700	A
13	Traffic Way	US 101	El Camino Real	Minor Arterial	7,770	A
14	Traffic Way	East of El Camino Real		Minor Arterial	6,830	A
15	Traffic Way	Ardilla Avenue	US 101	Minor Arterial	8,970	A
16	Traffic Way	Portero Road	Dolores Avenue	Minor Arterial	2,950	A
17	El Camino Real	Santa Barbara Road	Viejo Camino	Major Arterial	6,080	A
18	El Camino Real	SR 41	Curbaril Avenue	Major Arterial	16,450	A
19	El Camino Real	Del Rio Road	San Anselmo	Major Arterial	13,520	A
20	El Camino Real	Del Rio Road	Santa Cruz Road	Major Arterial	1,510	A
21	Del Rio Road	US 101	El Camino Real	Collector	7,850	B
22	Del Rio Road	San Ramon Road	US 101	Collector	3,500	A
23	Atascadero Avenue	La Paz Road	Ortega Road	Minor Arterial	1,120	A
24	Atascadero Avenue	SR 41	Curbaril Avenue	Minor Arterial	2,680	A
25	Santa Lucia Avenue	Santa Ana	Portola Road	Collector	3,010	A
26	San Lucia Avenue	Portola Road	Atascadero Avenue	Minor Arterial	4,330	A
27	Rosario Avenue	East of El Camino Real		Local	1,260	A
28	West Mall	East of El Camino Real		Collector	3,630	A
29	Santa Ynez	North of Morro Road		Local	1,500	A
30	Portola Road	Carmelita Avenue	SR 41	Minor Arterial	3,100	A
31	San Anselmo Road	Ardilla Road	Monterey Road	Minor Arterial	2,990	A
32	Monterey Road	San Anselmo Road	Del Rio Road	Minor Arterial	1,750	A
33	San Ramon Road	Del Rio Road	Northern City Limits	Collector	240	A
34	Potrero Road	Traffic Way	Del Rio Road	Local	700	A
35	Dolores Avenue	San Anselmo Road	Traffic Way	Local	730	A
36	Curbaril Avenue	US 101	Sycamore Road	Minor Arterial	5,880	A

- The Roadway Type is the General Plan Roadway Classification. The LOS is calculated based AADT and the existing roadway configuration.

Table III-7 summarizes existing AM and PM peak hour traffic operations at the critical intersections throughout the City.

Table III-7: Existing Traffic Operations: Intersection Levels of Service

No	Intersection	Control Type	AM Peak Hour			PM Peak Hour		
			Delay (sec/veh)	LOS	Warrant Met?	Delay (sec/veh)	LOS	Warrant Met?
1	San Anselmo Rd / US 101 SB ramps	TWSC	36.2	E	YES	53.5	F	YES
2	San Anselmo Rd / US 101 NB ramps	TWSC	33.2	D	YES	45.0	E	YES
3	San Anselmo Rd / El Camino Real	Signal	14.8	B	--	13.6	B	--
4	Rosario Ave / El Camino Real	TWSC	19.5	C	NO	42.1	E	NO
5	Traffic Way / Ardilla Ave	TWSC	13.4	B	NO	12.5	B	NO
6	Traffic Way / US 101 SB ramps	TWSC	72.0	F	YES	76.8	F	YES
7	Traffic Way / US 101 NB off	TWSC	17.6	C	NO	28.9	D	YES
8	Traffic Way / El Camino Real	Signal	29.3	C	--	29.4	C	--
9	Entrada Ave / El Camino Real	TWSC	17.3	C	NO	25.7	D	NO
10	West Mall / El Camino Real	Signal	9.7	A	--	13.6	B	--
13	Morro Rd / US 101 SB ramps	TWSC	OVRFL	F	YES	OVRFL	F	YES
14	Morro Rd / US 101 NB on	None	13.8	B	--	15.0	C	--
15	Morro Rd / El Camino Real	Signal	36.4	D	--	40.9	D	--
16	El Camino Real / US 101 NB off	TWSC	OVRFL	F	YES	OVRFL	F	YES
17	Curbaril Ave / SR 41	Signal	9.1	A	--	53.1	D	--
18	Curbaril Ave / US 101 SB ramps	TWSC	47.8	E	NO	60.7	F	NO
19	Curbaril Ave / US 101 NB ramps	TWSC	19.1	C	NO	35.1	E	YES
20	Curbaril Ave / El Camino Real	Signal	15.2	B	--	26.3	C	--
21	Santa Rosa Rd / US 101 SB on	AWSC	15.2	C	NO	28.0	D	YES
22	Santa Rosa Rd / US 101 NB on	AWSC	24.8	C	NO	67.6	F	YES
23	Santa Rosa Rd / El Camino Real	Signal	13.6	B	--	13.8	B	--

Legend:

- TWSC = Two-Way-Stop Control. AWSC = All-Way-Stop Control.
- Average Delay = Average Intersection Delay for Signalized and AWSC Intersections.
- Average Delay = Worst-Case Intersection Movement Delay for TWSC Intersections.
- LOS = Average Intersection Level-of-Service for Signalized and AWSC Intersections.
- LOS = Worst-Case Movement's Level-of-Service for TWSC Intersections.
- Warrant = Caltrans Peak-Hour Volume Warrant-11 (Urban Areas).
- OVRFL = Overflow Conditions.

As indicated in Table III-7, there are several intersections that operate at unacceptable levels of service under the existing conditions scenario. Of the 13 two-way stop controlled intersections and two (2) all-way stop controlled intersections that were analyzed, only one (1) operates at LOS "C" conditions or better while twelve (12) intersections operate at LOS "D" conditions or worse during the existing conditions scenario for the AM and/or PM peak hour. Several of the

intersections currently meet Caltrans Peak-Hour-Volume Warrant-11 (Urban Areas) under "Existing" AM and/or PM peak hour traffic volumes. This typically indicates that the peak hour traffic on the "major street" causes long delays on the "minor street" movements that are stop controlled. These intersections will need improvements to correct existing deficiencies.

This finding indicates that the number of vehicles experiencing unacceptable levels of side-street delays is significant enough to warrant installation of a traffic signal under "Existing" conditions. It should be noted, however, that there is not a direct correlation between poor LOS conditions and meeting Warrant 11. Warrant 11 is based upon delay of the minor street in relation to the number of vehicles on the major street. One condition of Warrant 11 is that the minor street must have more than 100 vehicles per hour (VPH) to initiate installation of a traffic signal. If the number of VPH on the minor street does not exceed 100 trips, Warrant 11 will not be met.

Of the seven (7) signalized intersections analyzed, only the intersections at Curbaril Avenue / Morro Road (State Route 41) and El Camino Real / Morro Road (State Route 41) operates at LOS "D" conditions or worse during the existing conditions scenario for the PM peak hour.

Table III-8: Existing Traffic Operations: Intersection LOS with Mitigation Measures

No	Intersection	Control Type	AM Peak Hour			PM Peak Hour		
			Delay (sec/veh)	LOS	Warrant Met?	Delay (sec/veh)	LOS	Warrant Met?
1	San Anselmo Rd / US 101 SB ramps	AWSC	17.0	C	YES	21.6	C	YES
2	San Anselmo Rd / US 101 NB ramps	TWSC	21.0	C	YES	20.2	C	YES
3	San Anselmo Rd / El Camino Real	Signal	14.8	B	--	13.6	B	--
4	Rosario Ave / El Camino Real	Signal	18.0	B	--	15.6	B	--
5	Traffic Way / Ardilla Ave	TWSC	13.4	B	NO	12.5	B	NO
6	Traffic Way / US 101 SB ramps	AWSC	15.2	C	YES	15.7	C	YES
7	Traffic Way / US 101 NB off	TWSC	14.6	B	NO	15.0	B	YES
8	Traffic Way / El Camino Real	Signal	29.3	C	--	29.4	C	--
9	Entrada Ave / El Camino Real	TWSC	16.6	C	NO	24.7	C	NO
10	West Mall / El Camino Real	Signal	9.7	A	--	13.6	B	--
13	Morro Rd / US 101 SB ramps	Signal	24.2	C	--	14.4	B	--
14	Morro Rd / US 101 NB on	None	13.8	B	--	15.0	C	--
15	Morro Rd / El Camino Real	Signal	29.6	C	--	33.4	C	--
16	El Camino Real / US 101 NB off	Signal	11.8	B	--	12.6	B	--
17	Curbaril Ave / SR 41	Signal	12.0	B	--	28.7	C	--
18	Curbaril Ave / US 101 SB ramps	AWSC	13.1	B	NO	14.2	B	NO
19	Curbaril Ave / US 101 NB ramps	TWSC	16.6	C	NO	17.9	C	YES
20	Curbaril Ave / El Camino Real	Signal	15.2	B	--	26.3	C	--
21	Santa Rosa Rd / US 101 SB on	AWSC	13.8	B	NO	22.3	C	YES
22	Santa Rosa Rd / US 101 NB on	Signal	13.6	B	--	21.0	C	--
23	Santa Rosa Rd / El Camino Real	Signal	13.6	B	--	13.8	B	--

Legend:

- TWSC = Two-Way-Stop Control. AWSC = All-Way-Stop Control.
- Average Delay = Average Intersection Delay for Signalized and AWSC Intersections.
- Average Delay = Worst-Case Intersection Movement Delay for TWSC Intersections.
- LOS = Average Intersection Level-of-Service for Signalized and AWSC Intersections.
- LOS = Worst-Case Movement's Level-of-Service for TWSC Intersections.
- Warrant = Caltrans Peak-Hour Volume Warrant-11 (Urban Areas).

Table III-9: Mitigation Measures for Existing Intersections

No.	Intersection	Mitigation Measure
1	San Anselmo Rd / US 101 SB ramps	4-way stop control
2	San Anselmo Rd / US 101 NB ramps	Northbound movement, dedicated left, shared through and right
4	Rosario Ave / El Camino Real	Install traffic signal*
6	Traffic Way / US 101 SB ramps	4-way stop control
13	Morro Rd / US 101 SB ramps	Install traffic signal, south bound movement, dedicated left, dedicated right
15	Morro Rd / El Camino Real	Eastbound and westbound movements, dedicated left, shared through and right
16	El Camino Real / US 101 NB off	Install traffic signal
17	Curbaril Ave / SR 41	Eastbound movement, dedicated left, shared through and right
18	Curbaril Ave / US 101 SB ramps	4-way stop control
19	Curbaril Ave / US 101 NB ramps	Northbound movement, dedicated left, shared through and right
21	Santa Rosa Road / US 101 SB on	Southbound movement, dedicated left, shared through and right
22	Santa Rosa Rd / US 101 NB on	Install traffic signal

- * Due to high traffic volumes on El Camino Real, installation of traffic signals is the only way to mitigate the intersection LOS; however, low minor street traffic volumes do not warrant signalization.

Table III-9 identifies mitigation measures to improve existing intersection service levels as shown on Table III-8. Based upon Table III-8, all intersections would operate at LOS "C" conditions or better following implementation of the mitigation measures provided in Table III-9.

Table III-10: 2025 Roadway Levels of Service without additional Improvements

	Roadway	From	To	Roadway Type	AADT	LOS
1	US 101	Santa Barbara Road	Santa Rosa Road	Freeway	66,5500	D
2	US 101	Santa Rosa Road	Curbaril Avenue	Freeway	67,220	D
3	US 101	Curbaril Avenue	SR 41	Freeway	64,600	D
4	US 101	SR 41	Traffic Way	Freeway	69,910	D
5	US 101	Traffic Way	San Anselmo Road	Freeway	73,820	D
6	US 101	San Anselmo Road	Del Rio Road	Freeway	69,340	D
7	US 101	Del Rio Road	San Ramon Road	Freeway	67,480	D
8	SR 41	Cerro Alto Road	Santa Rosa Road	Major Arterial	11,910	B
9	SR 41	Santa Rosa Road	Curbaril Avenue	Major Arterial	16,120	F
10	SR 41	Curbaril Avenue	US 101	Major Arterial	28,810	F
11	SR 41	US 101	Santa Ysabel Ave	Major Arterial	27,730	C
12	SR 41	Santa Ysabel Ave	Salinas River Bridge	Major Arterial	8,960	A
13	Traffic Way	US 101	El Camino Real	Minor Arterial	11,050	D
14	Traffic Way	East of El Camino Real		Minor Arterial	7,760	A
15	Traffic Way	Ardilla Avenue	US 101	Minor Arterial	11,330	D
16	Traffic Way	Portero Road	Dolores Avenue	Minor Arterial	7,610	A
17	El Camino Real	Santa Barbara Road	Viejo Camino	Major Arterial	15,140	F
18	El Camino Real	SR 41	Curbaril Avenue	Major Arterial	26,460	C
19	El Camino Real	Del Rio Road	San Anselmo	Major Arterial	15,520	D
20	El Camino Real	Del Rio Road	Santa Cruz Road	Major Arterial	6,050	A
21	Del Rio Road	US 101	El Camino Real	Collector	12,240	B
22	Del Rio Road	San Ramon Road	US 101	Collector	7,410	A
23	Atascadero Avenue	La Paz Road	Ortega Road	Minor Arterial	6,130	A
24	Atascadero Avenue	SR 41	Curbaril Avenue	Minor Arterial	3,850	A
25	Santa Lucia Avenue	Santa Ana	Portola Road	Collector	3,670	A
26	Santa Lucia Avenue	Portola Road	Atascadero Avenue	Minor Arterial	6,040	A
27	Rosario Avenue	East of El Camino Real		Local	3,410	A
28	West Mall	East of El Camino Real		Collector	5,190	A
29	Santa Ynez	North of Morro Road		Local	2,750	A
30	Portola Road	Carmelita Avenue	SR 41	Minor Arterial	3,780	A
31	San Anselmo Road	Ardilla Road	Monterey Road	Minor Arterial	9,040	B
32	Monterey Road	San Anselmo Road	Del Rio Road	Minor Arterial	7,060	A
33	San Ramon Road	Del Rio Road	Northern City Limits	Collector	4,610	A
34	Potrero Road	Traffic Way	Del Rio Road	Local	7,610	A
35	Dolores Avenue	San Anselmo Road	Traffic Way	Local	3,000	A
36	Curbaril Avenue	US 101	Sycamore Road	Minor Arterial	9,750	C

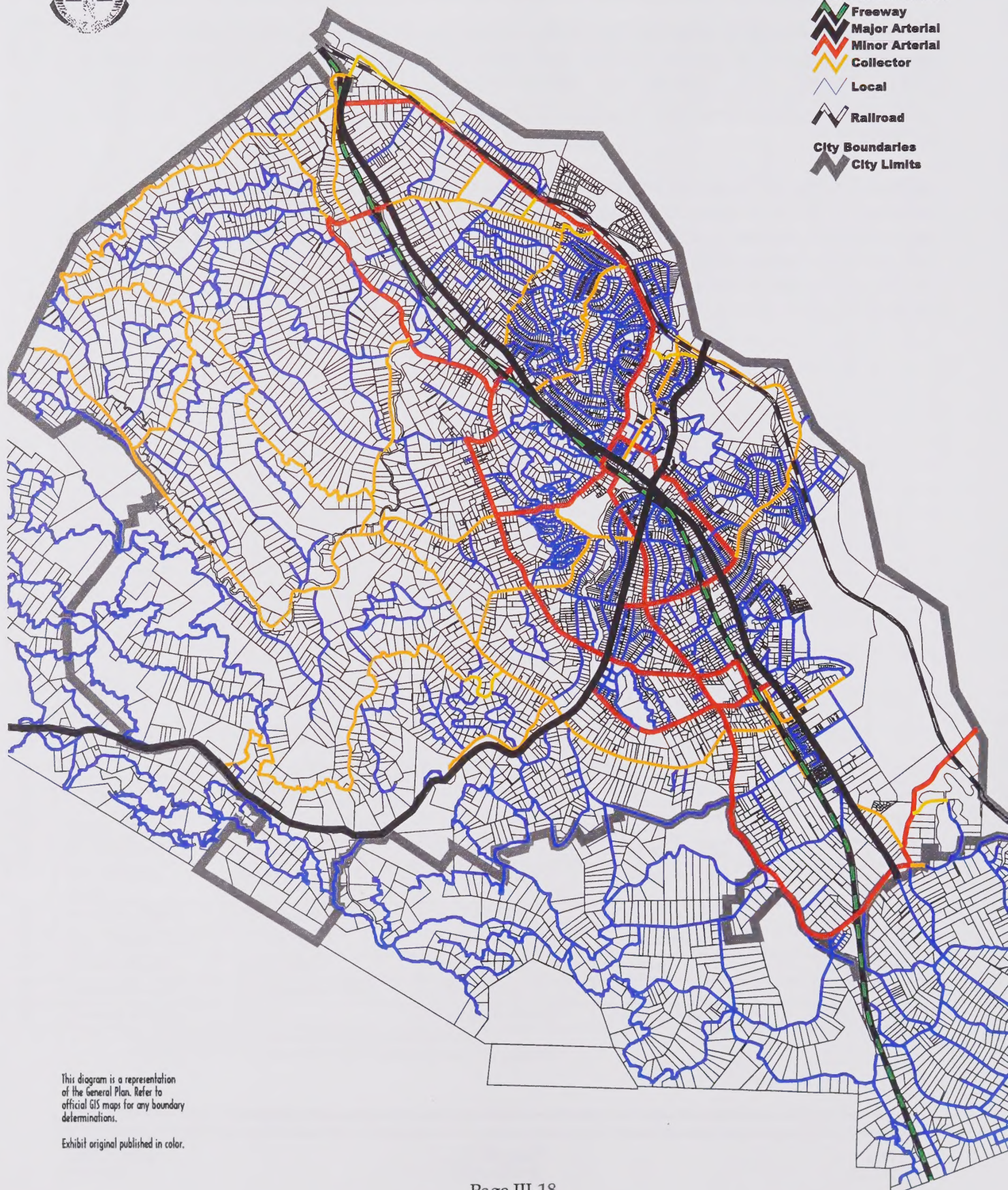
- The Roadway Type is the General Plan Roadway Classification.
- The LOS is calculated based AADT and the existing roadway configuration.

2. Circulation Plan and Traffic Projections

Figure III-2 shows the City's Circulation Plan for the period extending through 2025. Table III-6 shows projected 2025 traffic volumes and roadway levels of service. Potential sources of increased traffic in the planning area include about 3,200 new dwelling units, and about 2.2 million square feet of new retail, service, offices and industrial development (half of it occurring by 2010).

Although Table III-9 indicates that most roadways would comply with the City's adopted standard of LOS C or better, the primary future circulation issue is the feasibility of constructing improvements needed to achieve acceptable levels of service on all roadways. Other than US 101, the only roadway segments that will need future improvement to achieve LOS C or better are El Camino Real from San Anselmo Avenue to Del Rio Road and Morro Road from 101 to Santa Rosa Road, both of which will require widening to four lanes.

Figure III-2: General Plan Circulation Diagram



- Street Classification**
- Freeway
 - Major Arterial
 - Minor Arterial
 - Collector
 - Local
 - Railroad
- City Boundaries**
- City Limits

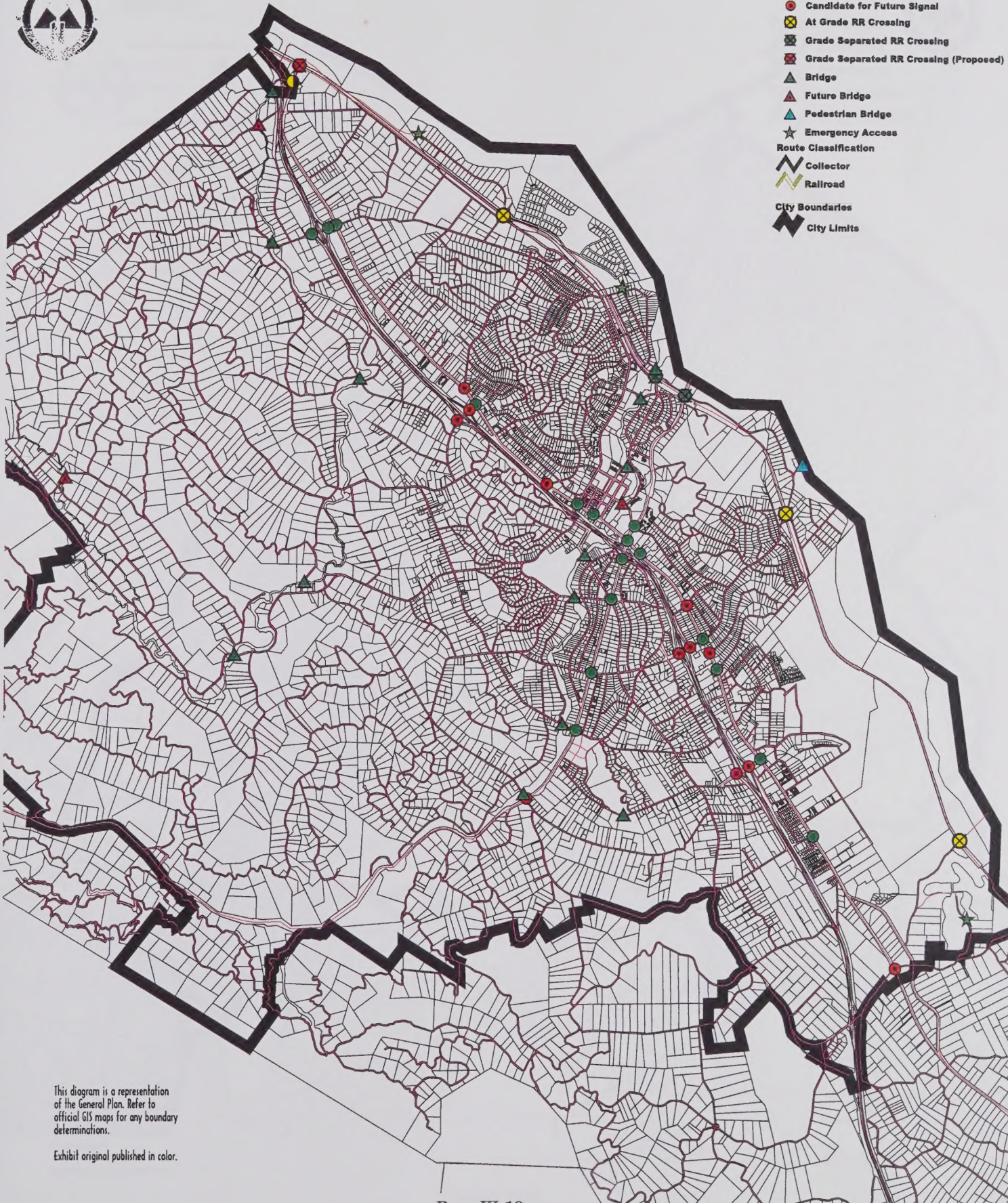
This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

Exhibit original published in color.

Figure III-3: Circulation Facilities and Signals



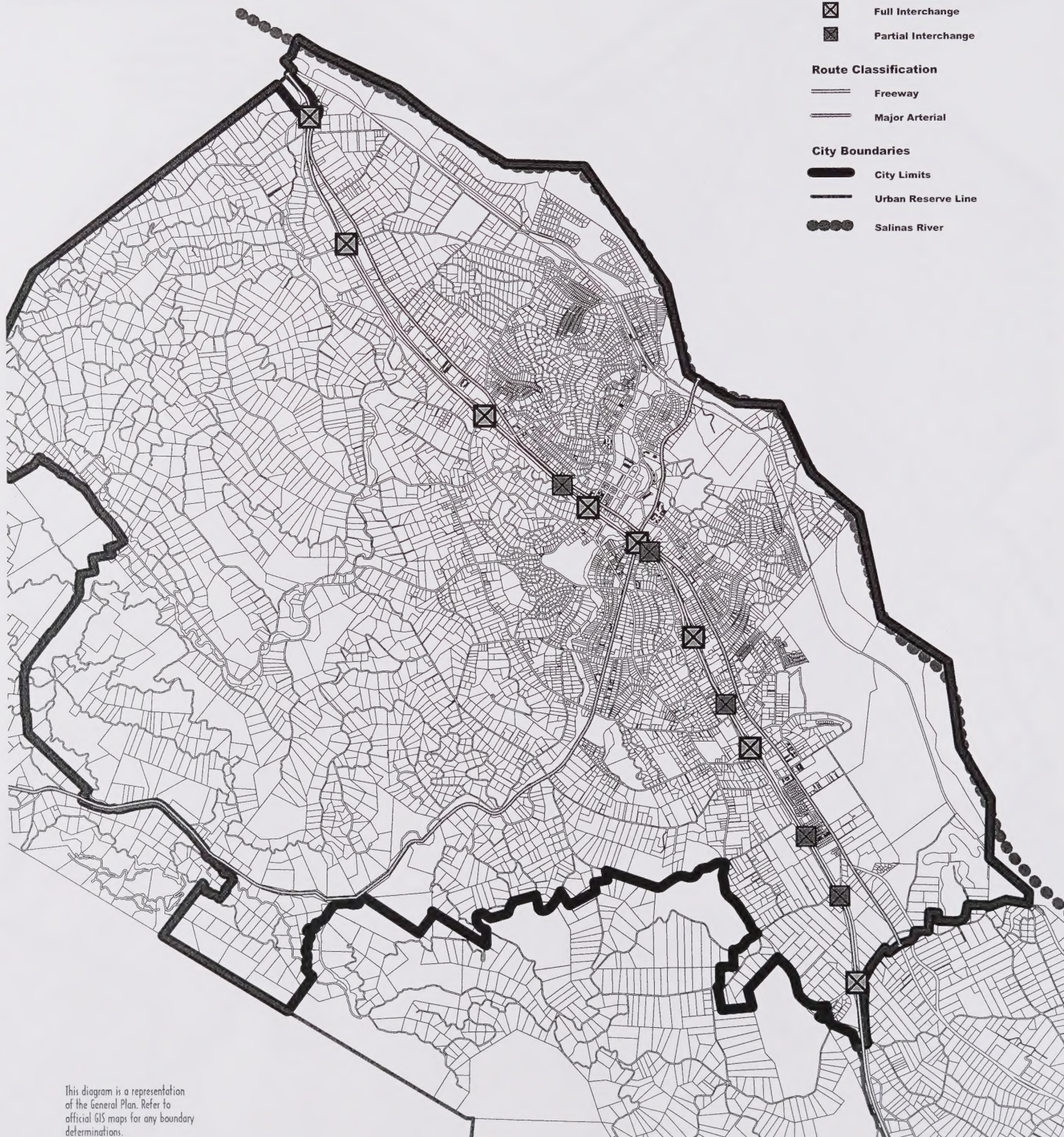
- Circulation Points**
 - Existing
 - Currently Planned Signal
 - Candidate for Future Signal
 - ⊗ At Grade RR Crossing
 - ⊗ Grade Separated RR Crossing
 - ⊗ Grade Separated RR Crossing (Proposed)
 - ▲ Bridge
 - ▲ Future Bridge
 - ▲ Pedestrian Bridge
 - ★ Emergency Access
- Route Classification**
 - Collector
 - Railroad
- City Boundaries**
 - City Limits



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

Exhibit original published in color.

Figure III-4: Freeway Interchanges



LEGEND

Interchange Points

- Full Interchange
- Partial Interchange

Route Classification

- Freeway
- Major Arterial

City Boundaries

- City Limits
- Urban Reserve Line
- Salinas River

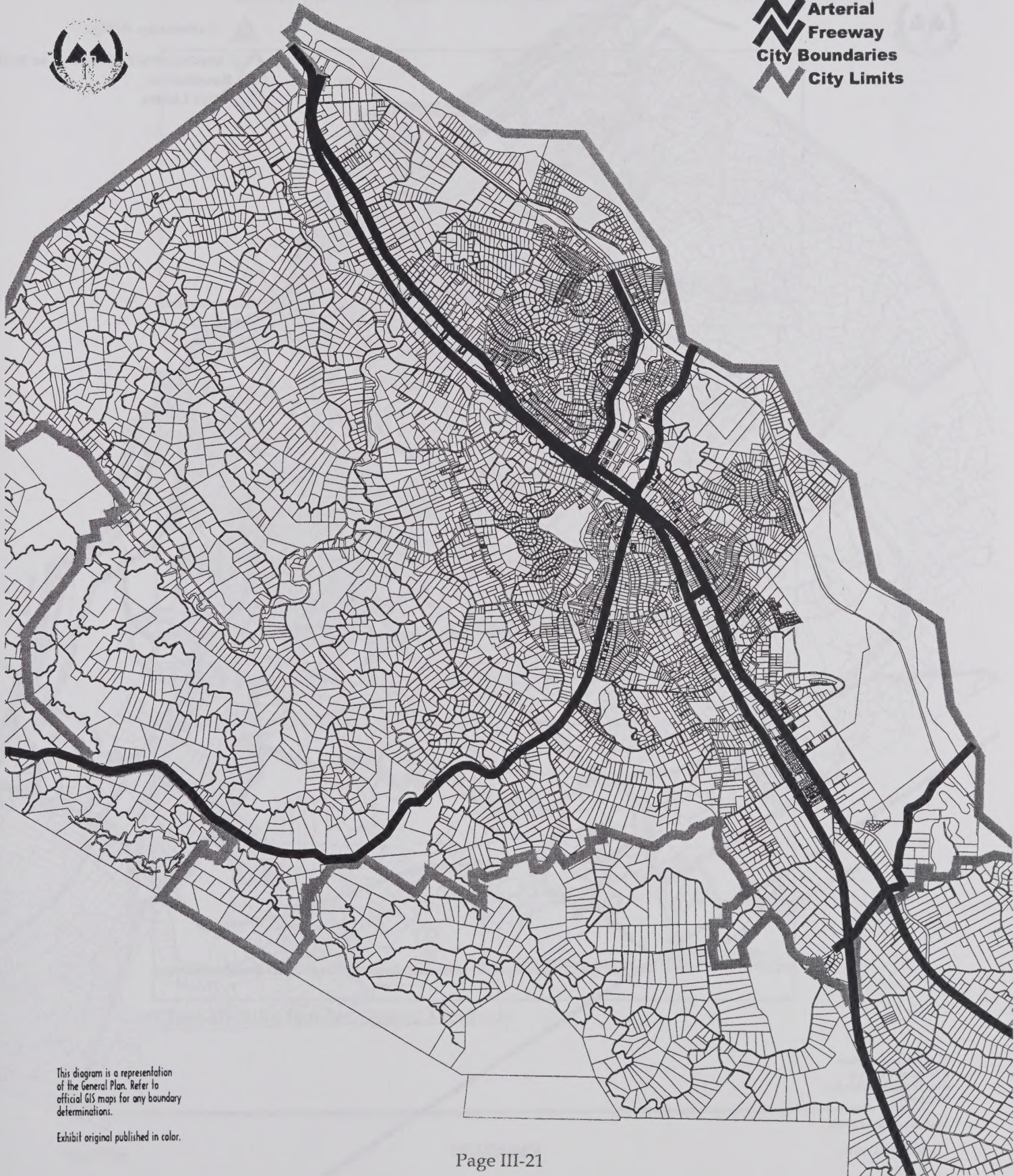
This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

Exhibit original published in color.

Figure III-5: Truck Route Diagram



Truck Routes
 **Arterial**
 **Freeway**
 **City Boundaries**
 **City Limits**



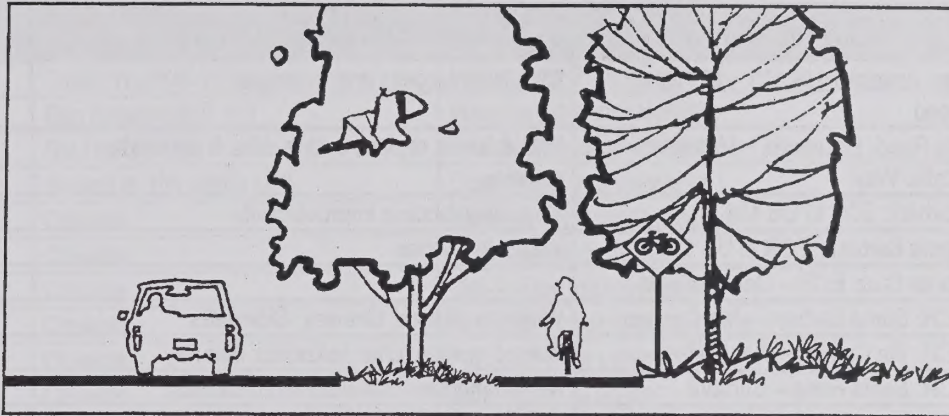
This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

Exhibit original published in color.

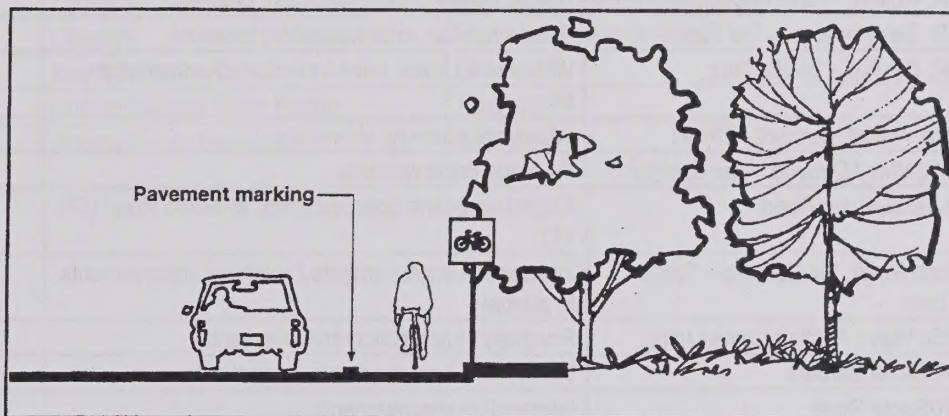
Figure III-6: Bikeway and Trail Diagram



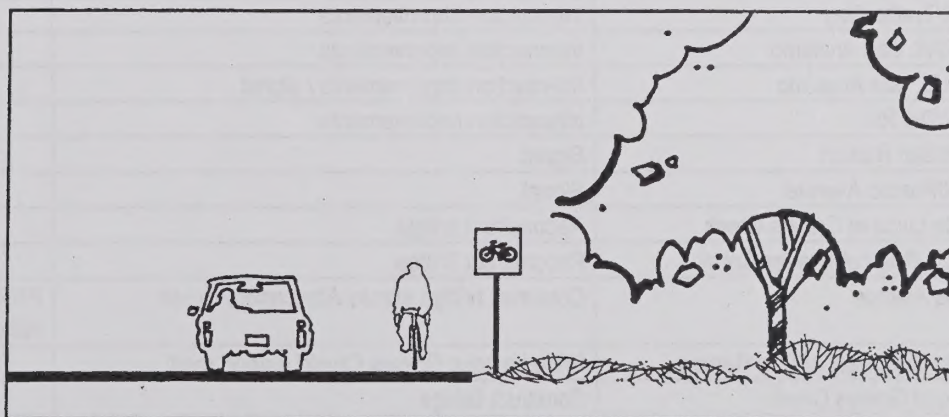
Figure III-7: Typical Bikeway and Trail Cross Sections



Class I Bike Path - Separated Right-Of-Way



Class II Bike Lane - Designated Right-Of-Way



Class III Bike Route - Shared Roadway

Table III-11: Summary of Circulation Element Capital Improvements

Key	Road Class	Street/Location	Improvement Type	Comments
A-1	Roadway	San Anselmo: US 101 – Monterey Road	Circulation/access improvements	
A-2	Roadway	Via Road: Ensenada – Mercedes – Traffic Way	Widen lanes, replace bridge, bike & pedestrian facilities	
A-3	Roadway	Curbaril: ECR to US 101	Circulation/access improvements	
A-4	Roadway	Santa Barbara: ECR to US 101	Widen to 4-lanes	
A-5	Roadway	Santa Cruz: ECR – Carrizo Road		
A-6	Roadway	ECR: Santa Barbara – Via Camino	Widen to 4 lanes; bikeway; Sidewalks	
A-7	Roadway	ECR: Via Camino – Santa Rosa	Raised median; channelization; bikeway	
A-8	Roadway	ECR: Santa Rosa – Curbaril	Raised median; channelization; bikeway	
A-9	Roadway	ECR: Curbaril – SR 41	Raised median; channelization; bikeway	
A-10	Roadway	ECR: SR 41 – Rosario	Raised median; bulb-outs; channelization; bikeway	
A-11	Roadway	ECR: Rosario – San Anselmo	Raised median; channelization; bikeway	
A-12	Roadway	ECR: San Anselmo – Del Rio	Raised median; channelization; bikeway	
A-13	Roadway	ECR: Del Rio – Santa Cruz	Widen to 4 Lanes; raised median; channelization; bikeway	
A-14	Roadway	Santa Ysabel: Curbaril – SR 41	Widening; bikeway; sidewalks	
A-15	Roadway	Traffic Way / Olmeda - San Jacinto	Frontage improvements	
A-16	Roadway	Carmelita/Morro Road	Extend as 2-lane collector south to Morro Road (SR 41)	
A-17	Roadway	Halcon Road: Via Camino – Santa Barbara	Intersection improvements / roadway improvements to arterial	
A-18	Roadway	Traffic Way / Ardilla / Santa Lucia	Roadway / intersection improvements	
B-1	Intersection	ECR/Santa Barbara	Intersection Improvements / signal	
B-2	Intersection	ECR/Santa Rosa	Intersection improvements	
B-3	Intersection	ECR/Junipero	Signal	
B-4	Intersection	ECR/Curbaril	Intersection improvements	
B-5	Intersection	ECR/Traffic Way	Intersection improvements	
B-6	Intersection	ECR/W. San Anselmo	Intersection improvements	
B-8	Intersection	ECR/E. San Anselmo	Intersection improvements / signal	
B-9	Intersection	ECR/Del Rio	Intersection improvements	
B-10	Intersection	ECR/San Ramon	Signal	
B-11	Intersection	ECR/Pueblo Avenue	Signal	
C-1	Bridge	Santa Lucia at Graves Creek	Reconstruct bridge	
C-2	Bridge	Garcia Road at Graves Creek	Reconstruct Bridge	
C-3	Bridge	Lewis Avenue	Construct bridge across Atascadero Creek	PSR completed; \$2 million
C-4	Bridge	Santa Cruz west of San Ramon	Bridge across Graves Creek/ extend road	
C-7	Bridge	Llano at Graves Creek	Construct Bridge	
D-1	US 101 / SR 41	ECR/SR 41/ US 101	Reconstruct Interchange; ramp relocation; signals; widening	Part of SR 41 funded project
D-2	SR 41	State Route 41: US 101 – San Gabriel	Widen to 4-lanes	

City of Atascadero
General Plan Circulation Element

Key	Road Class	Street/Location	Improvement Type	Comments
D-3	US 101	Santa Barbara/US 101	Interchange Improvement	
D-4	US 101	Santa Rosa/US 101	Interchange Improvement	
D-5	US 101	Curbaril/US 101	Interchange Improvement	
D-6	US 101	Traffic Way/US 101	Interchange Improvement	
D-7	US 101	San Anselmo/US 101	Interchange Improvement	
D-8	US 101	Del Rio/US 101	Interchange Improvement	
D-9	US 101	Route US 101 within URL	Operational Improvements	
	Misc.	Citywide	Safety improvement program	
	Misc.	Citywide	Traffic calming projects	
	Misc.	Citywide	Dial-A-Ride improvements	
	Misc.	Citywide	Regional transit improvements	
	Misc.	Citywide	Park-and-Ride expansion	
	Misc.	Citywide	Safe routes to school	
	Misc.	Citywide	Miscellaneous arterial and collector road maintenance	
	Misc.	Citywide	Intersection improvements	
	Misc.	Citywide	Miscellaneous walkways	
	Misc.	Lewis/Santa Ysabel	Bike route	
C-6	Misc.	Curbaril/Salinas River Bridge	Bike route	
	Misc.	Atascadero to Templeton	Bike route	Multi-jurisdictional project

Figure III-8: Circulation Mitigation Projects



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

Exhibit original published in color.

G. Circulation Goals, Policies, and Programs

Goal CIR 1: Provide a balanced, safe and efficient circulation system that serves all segments of the community, and is designed and constructed to preserve rural character.

Policy 1.1: Plan, fund and implement circulation improvements necessary to comply with adopted City safety and level of service standards and the General Plan Circulation Diagram.

Programs:

1. Maintain an updated Capital Improvement Plan and pursue construction of the circulation system improvements listed in the Table III-11 of the Circulation Element.
2. Require dedications and new development to be consistent with the Circulation Diagram and the Circulation Facilities Diagram.
3. Enhance vehicular, bicycle, pedestrian access and travel within the Downtown.
4. Preserve options for future transportation facilities in advance of development by such means as identifying routes, reserving rights-of-way, establishing setbacks to accommodate future road width, and limiting access along arterials.
5. Design future roadway extensions and connections to allow travelers to choose reasonably direct paths to destinations.
6. Maintain an equitable funding and capital expenditure system for roadway improvement that includes requiring developers to provide for construction of their fair-share portion of arterial, collector and local streets at the time of development.

Policy 1.2: Provide regional facilities to minimize through-traffic intrusion on local streets and to avoid barriers to local traffic.

Programs:

1. Cooperate with Caltrans and SLOCOG to prepare a US 101 North Corridor Study and the Atascadero Route 101/EI Camino Real Corridor Study.
2. Coordinate transportation planning efforts with local, regional, State and federal agencies, to maintain and upgrade State roadways, where appropriate, including the elimination of existing substandard conditions at freeway interchanges.
3. Provide sufficient capacity on arterial and collector streets to discourage through traffic on local roadways.

4. Restrict truck traffic by ordinance to designated routes identified in the Truck Route Diagram except for access to local destinations Figure III-5.
5. Trucks routes shall be clearly mark with a comprehensive signage program.
6. Establish a Memorandum of Understanding between the City of Atascadero and Caltrans that identifies the City's responsibility for collecting fees and funding improvements for US 101.
7. Update the City's Capital Facilities Fees consistent with the requirements of AB 1600 and include funding for Caltrans facilities.

Policy 1.3: Maintain LOS C or better as the standard at all intersections and on all arterial and collector roads. Upon City Council approval, accept LOS D where residences are not directly impacted and improvements to meet the City's standard would be prohibitively costly or disruptive.

Programs:

1. Require new commercial development design to avoid diverting traffic through existing residential neighborhoods.
2. Require traffic studies and updating of the City traffic model for all projects involving amendments to the zoning map or General Plan land use diagram or circulation element.
3. Locate high traffic generating uses along arterial streets with a minimum number of driveways. Driveways and access points should be shared whenever possible.
4. Encourage mixed-use development with residential and commercial densities high enough to increase the rider base for local and regional transit systems.

Policy 1.4: Preserve the winding, tree-lined nature of the city street system in hillside areas.

Programs:

1. Continue to allow flexible street design standards to allow roads to curve around hillsides to preserve rural character and help limit vehicle speed.
2. Develop a program and development standards for planting street trees and landscaping on arterial streets and at major intersections.

Policy 1.5: Maintain an adequate and well-designed supply of off-street parking, particularly in commercial, industrial, and higher- density residential areas.

Programs:

1. Require all development to provide sufficient and convenient parking areas with minimal conflict with street traffic.

2. Require shared parking via reciprocal easement in commercial and industrial areas whenever possible.
3. Require off-street parking areas to include landscaping, screening, lighting and shade trees to mitigate adverse visual impacts and provide comfort for users.
4. Update and maintain the Parking Ordinance to reflect current parking trends and uses.

Goal CIR 2: Provide for walkways, horse trails, and bikeways without curbs and sidewalks in rural areas. Provide a comprehensive system of routes to schools and parks which include creekside trails.

Policy 2.1: Provide for a comprehensive system of creekside trails, roadside pathways, equestrian trails, multi-use trails and bikeways to connect neighborhoods, schools, commercial and recreation areas, in accordance with the Bikeway and Trail Plan.

Programs:

1. Require all subdivisions and developments to provide bikeway and trail alignments and facilities consistent with the Bikeway and Trail Diagram Figure III-6 and any applicable Bicycle Transportation Plans.
2. The Bikeway and Trail system shall be comprised of Class I, Class II, Class III and multi-use trails that are appropriate the location and projected use as defined in Table III-12.

Table III-12: Bikeway and Trail Classifications.

Classification	Description
Class I	Dedicated and paved pathway right-of-way separated from vehicle traffic
Class II	Shares street and separated from traffic by pavement markings
Class III	Shares street indicated with signs only
Multi-Use Trail	Dedicated pathway with minimal improvements.

3. Adopt and maintain a Bicycle Transportation Plan that will provide development standards and classifications for all trail corridors.
4. Road abandonment request shall be reviewed for potential trail locations. Where roads are not desirable but pedestrian access would provide a public benefit a trail right-of-way shall be provided.

5. Access protection and expansion of the historic De Anza Trail is a high priority.
6. Local bikeway and trail projects shall be coordinated with regional projects whenever possible.
7. Develop a trail master plan for Atascadero Creek between Camelita Road and the Salinas River.
8. A pedestrian and bicycle connection between Atascadero and Templeton shall be coordinated with SLOCOG, San Luis Obispo County and Caltrans.
9. Provide a protect a system of pedestrian and equestrian trailhead access points to the Salinas River corridor that prevent motor vehicle access.
10. Require that all major subdivisions and lot line adjustments involving 20 or more lots provide a bikeway and trail plan.
11. Work with private property owners on the westside of town to establish formal trails and maintain access to existing trails.
12. Plan for a pedestrian and equestrian bridge across the Salinas River at Curbaril Avenue.

Policy 2.2: Accommodate bicycles at major destinations, including downtown, bus stops, schools and other public facilities.

Programs:

1. Encourage the use of bicycles by designing bicycle facilities and access points into all new development projects.
2. Require adequate and safe bicycle access and bicycle parking in conjunction with new development.

Policy 2.3: Promote walking as an alternative to vehicle travel, in retail district and multi-family areas.

Programs:

1. Develop pedestrian-friendly design standards that apply to all residential and commercial projects, and require construction of adequate sidewalks and/or pedestrian trails in new development.
2. In conjunction with the Safe-Routes to School Program, adopt and maintain a sidewalk system map identifying the locations of require sidewalks. The system will consist of continuous routes that connect higher density neighborhoods, schools, parks, shopping areas and work places.
3. Sidewalks shall not be required in single-family areas with lot sizes of ½ acre and greater, but walkable shoulders and / or trails will be required.

4. Enhance the Downtown streetscape so that it is an enjoyable experience for pedestrians.

Goal CIR 3: Provide and promote alternative modes of travel to reduce traffic congestion and improve air quality by providing viable transit alternatives.

Policy 3.1: Promote alternatives to single-occupancy vehicle travel, particularly for commute trips.

Programs:

1. Seek funding for programs that promote transit, ridesharing, bicycling and walking.
2. Support efforts to improve shuttle service to downtown and major shopping and employment centers.

Policy 3.2: Encourage expansion of public transit as needed to meet the changing needs of the area for local and regional access, including fixed route and demand response where appropriate.

Programs:

1. Work with Central Coast Area Transit and SLORTA to encourage use of local and regional public transit.
2. Provide fixed routed transit with bus shelters along El Camino Real.
3. Support and encourage the use and expansion of Park & Ride facilities.

Policy 3.3: Comply with the Transportation Demand Management program requirements of the San Luis Obispo County Clean Air Plan to reduce peak period trip generation.

Program:

1. Support programs to encourage employers to promote transit use, such as flexible work schedules.

IV. Safety & Noise Element

A. Safety Element Goals and Policies

The City participated in the 2000 update of the County General Plan Safety Element. Information about safety in Atascadero appears in the Technical Background Report for that update. The goals and policies below, which address issues detailed in the Background Report, are generally adapted from the County Safety Element. However, a number of the policies are unique to Atascadero.

1. Emergency preparedness

Emergency preparedness is necessary to avoid or minimize the loss of life and property due to natural and technological disasters; to reduce the social, cultural, environmental and economic costs of disasters; and to assist and encourage the rapid recovery from catastrophic events. An important part of preparedness is careful assessment of risks before an emergency occurs. Response activities focus on saving lives, preventing injury, and reducing property damage. Critical facilities, which provide emergency assistance after a major disaster, include police and fire stations, schools, hospitals and roadways designated as evacuation routes.

Goal SFN 1. Attain a High Level of Emergency Preparedness

Policy 1.1: Support response programs that provide emergency and other services to the public when a disaster occurs.

Programs:

1. Provide required training to ensure the readiness of response teams.
2. Follow statewide Standardized Emergency Management System procedures.
3. Reduce the time and effort required to obtain permits for emergency repair work, including by coordinating with State and Federal agencies prior to any event.
4. Maintain and upgrade critical facilities.

Policy 1.2: Help prepare and organize residents to respond appropriately to disasters.

Programs:

1. Support education in the schools that teaches children how to avoid dangers and behave during an emergency.
2. Support the efforts of many organizations – government, radio, newspapers and TV stations, utilities, emergency response providers, Office of Emergency Services and our health community – that provide outreach and education to the community.
3. Support the efforts and education of people with disabilities to respond appropriately to emergencies.
4. Develop an emergency evacuation program for the neighborhoods in the west hills that are subject to high fire hazards.
5. Coordinate circulation element street designations and road improvement projects with evacuation routes.

Policy 1.3: Coordinate with County and State agencies, news media, and others working to reduce the risks of disasters through effective preparedness, response and recovery.

Program:

1. Establish a Point of Information (PIO) to meet with agency and media representatives.

Policy 1.4: Expand and update the database of safety related information, including Geographic Information System (GIS) data, and convey that information to the public and decision makers.

Programs:

1. Maintain an updated City GIS hazard map with information on fire hazard areas, native plant fuel loads, flood zones, un-reinforced masonry buildings, underground storage tanks, landslide areas, earthquake faults, pipelines, high voltage electrical transmission lines, railroads, state highways, underground storage tanks and evacuation routes.
2. Seek from other government, academic and private organizations new data that can be used for emergency preparedness and response.
3. Share hazard information with nearby jurisdictions, private and public organizations and the general public.

Policy 1.5: Perform assessments aimed at reducing or eliminating long-term risks to improve the efficiency and decrease the cost of disaster response and recovery.

Programs:

1. Provide ongoing emergency preparedness training for all City staff.
2. Ensure the building code and other City regulations applicable to structural safety are updated current with State Law.

Policy 1.6: Facilitate long-term recovery following a disaster.

Programs:

1. Assist with public and private rebuilding efforts, provision of housing for displaced residents, and resumption of service, business and government functions.
2. Provide assistance to agencies and organizations involved in disaster recovery.
3. Identify agencies needed to participate in assessing damage, providing citizens with care and shelter, and repairing critical infrastructure.
4. Ensure duplicate storage of essential City records.

2. Flooding and Dam Inundation

Flooding and its effects generally occur when heavy rainfall causes watercourses to overtop their banks. Winter storms bring large amounts of runoff to areas not accustomed to high flows, including areas damaged by fire. Runoff can carry debris and sediment that can clog drainage systems and block creek channels. Flooding may also occur in low-lying areas with poor drainage, even during moderately sized storms. Flooding can harm structures, infrastructure and crops, and create health hazards by rupturing sewer lines and damaging septic systems.

Many factors contribute to the severity of floods, including fires in watershed areas, structures and fill in flood-prone areas, and increased runoff from impervious surfaces such as roadways and rooftops. The primary measure used to delineate areas subject to flooding is the "100-year flood".

Dam failure can result from a number of causes. Earthquakes, fast-rising flood waters, and structural flaws can contribute to dam breach and release of impounded water. Flooding also can occur when landslides displace large volumes of reservoir water. Dam failure can cause flooding, erosion, and debris and sediment deposition.

Sudden failure of the Salinas Dam at Santa Margarita Lake could inundate an area in the City within about 1,000 feet of the Salinas River. Failure of the Atascadero Lake Dam

with the lake at capacity could produce flooding about two feet deep in the Morro Flats/Tecorida area and affect about 100 residents. The State conducts periodic reviews to evaluate dam safety.

Goal SFN 2. Reduce damage to structures and danger to life caused by flooding and dam inundation.

Policy 2.1: Enforce federal regulations regarding placement of structures in floodplains, and maintain appropriate standards for development in flood-prone and poorly drained areas (refer to Figure II-8).

Programs:

1. Require an engineered floodplain and hydrologic analysis to be prepared for new development project within or directly adjacent to known 100-year flood plains.
2. Prohibit development within floodways and areas of high flood hazard potential to the extent practicable.
3. Required the lowest finished floor of new construction in low-lying or other areas with serious drainage or flooding potential to be contracted a minimum of 1-foot above the 100-year water surface elevation.
4. Prohibit development that will create new upstream or downstream flooding or drainage problems.

Policy 2.2: Reduce flood damage in areas known to be prone to flooding.

Programs:

1. Augment existing GIS and other data regarding low-lying areas with information obtained during storms.
2. Develop a prioritized list of proposed capital improvement projects for low-lying, flood-prone areas, and seek funding for those projects.
3. Perform flood-related preventive maintenance and repair, and ensure that all flood-related work in riparian areas minimizes impacts to biological resources.

Policy 2.3: Prepare the City to respond to flood emergencies.

Program:

1. Train City personnel to a level appropriate to their positions and responsibilities to respond to flood emergencies.
2. Require new subdivisions to construct a system of all weather emergency access connections consistent with the City's Emergency Evacuation Plan.
3. Identify and map appropriate evacuation routes for neighborhoods along the Salinas River.

Policy 2.4: Minimize the risk of dam failure.

Programs:

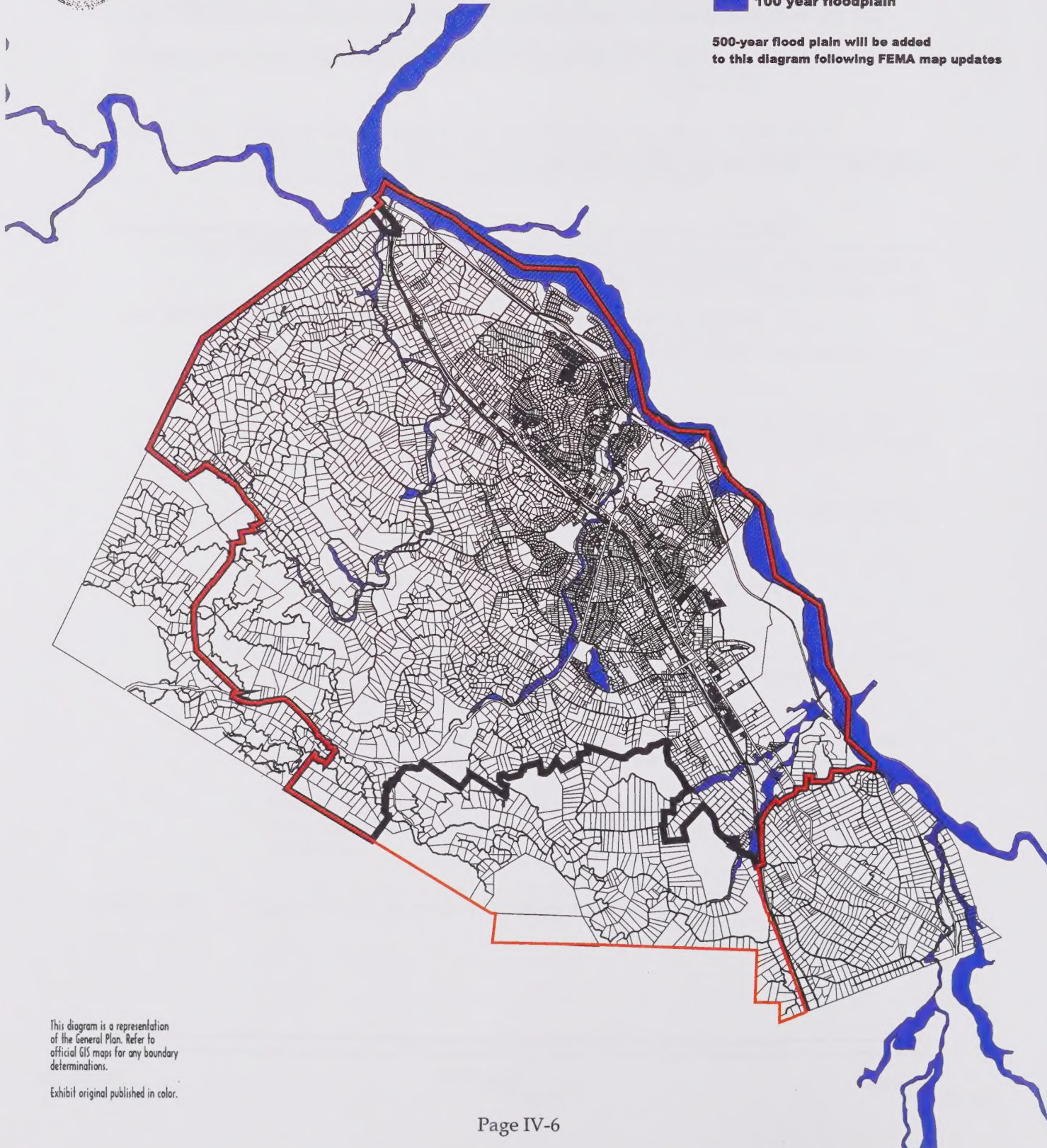
1. Work with State and Federal agencies to assist with inspection and maintenance of the Salinas and Atascadero Lake Dams.
2. Maintain a dam failure evacuation plan to guide public officials that includes use of the emergency alert system to notify the public.

Figure IV-1: Flood Plain Map



City Boundaries
City Limits
Urban Reserve Line
Floodplain Classification
100 year floodplain

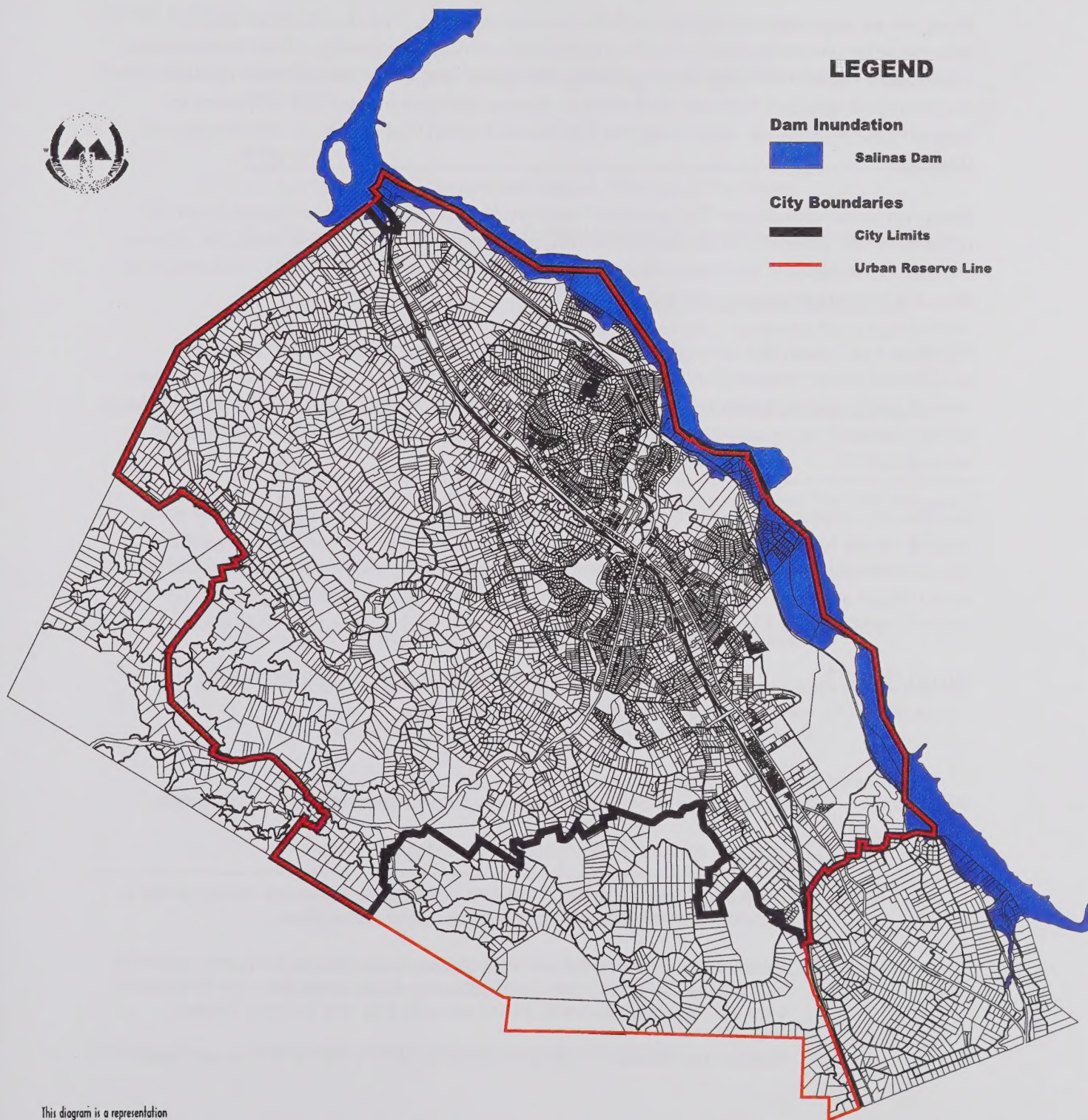
500-year flood plain will be added
to this diagram following FEMA map updates



This diagram is a representation
of the General Plan. Refer to
official GIS maps for any boundary
determinations.

Exhibit original published in color.

Figure IV-2: Dam Failure Inundation Map



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

Exhibit original published in color.

3. Wildfires

Fires are an important component of the local ecosystem. Wildlands must burn or otherwise be controlled periodically to maintain ecological viability. Fuel maintenance (controlled burns, mowing, cattle grazing, fire goats and other means) has replaced uncontrolled wildfire because of threats to human habitation, and development in inappropriate locations often requires fuel modification that results in environmental damage.

Fires can cause significant life, property and environmental loss. Fire hazards can be influenced by a variety of factors, including building location and construction, access, storage of flammable and hazardous materials, inadequate water supply, and response time for fire suppression personnel.

Wildfire and urban fire hazards are closely related in Atascadero due to extensive residential development in hillside areas with flammable chaparral, grassland and oak woodland (especially where vegetation has not burned recently). Chaparral vegetation burns intensely at extremely high temperatures, making fires in this habitat difficult to extinguish.

Northwest afternoon winds common in the western part of the City (associated with inland valley heating and cooler air currents flowing from the ocean) can cause fires to spread and shift direction quickly and unpredictably. Steep slopes also are subject to rapid flame spread and often have poor access for fire suppression equipment. The Fire Department Master Plan identifies areas of the City at higher risk for wildfires.

Goal SFN 3. Reduce the threat to life, structures and the environment caused by fire.

Policy 3.1: Carefully site and configure new development in higher fire risk areas

Programs:

1. Encourage the clustering of lots and buildings in higher fire hazard areas to reduce the need for multiple response teams during fires..
2. Require Fire Department and Atascadero Mutual Water Company review of subdivision design to ensure adequate fire flows and access for emergency vehicles, and compliance of structures with Fire and Building Codes.
3. Require fire resistant material in building construction in fire hazard areas.

4. Require defensible space around all structures, especially in higher fire hazard areas.

Moved to 3D.9.

Policy 3.2: Plan for adequate facilities, equipment and personnel to meet fire fighting demands.

Programs:

1. Update the Fire Department Master Plan every five years.
2. Continue to plan for future facility, equipment, communication system, and personnel requirements.
3. Coordinate with the County to obtain information generated during the update of the Salinas River Area Plan relevant to improving fire suppression capabilities.

Policy 3.3.: Sustain the ability of the Fire Department to respond to emergencies.

Programs:

1. Prepare, adopt and maintain standards of coverage for the Fire Department specific to the geography of Atascadero.
2. Maintain mutual aid agreements with other fire and emergency service agencies in rural areas of the community
3. Train Fire Department personnel in wildfire risk assessment.
4. Maintain a fire-related GIS database to assist decision-makers with analyzing development proposals, and update the database when new CDF/County Fire Department fire hazard severity maps become available.
5. Develop GIS based fuel load mapping in conjunction with the native tree mapping program.
6. Provide ongoing fire prevention public education programs.
7. Develop and codify uniform standards for maximum slope of streets, driveways and fire access roads for all new development.
8. Continue to cooperate with the Atascadero Mutual Water Company to improve and expand fire flows and hydrant locations.

Policy 3.4: Adopt programs to reduce the impacts of fires.

Programs:

1. Develop regulations that balance the need for defensible area around homes with the preservation of Native Trees and habitats.
2. Inform homeowners of fire dangers, appropriate responses to fire, and ways to prevent loss.
3. Continue to promote the efforts of the Fire Safe Council.
4. Train fire fighters to educate property owners and the public.
5. Require Fire Department review of development plans to assure adequacy of access for equipment, water supplies, construction standards, and vegetation clearance.
6. Ensure that sufficient water supplies are available for protection of structures, and encourage built-in fire protection systems such as sprinklers.
7. Require the installation of residential fire sprinklers on new construction in all areas with a fire response time of 8-minutes or greater.
8. Amend to Municipal code to require the installation of sprinkler systems of all commercial and industrial buildings regardless of size.
9. Support the Memorandum of Understanding between the Atascadero City Fire Department and the Air Pollution Control District that allows burning within the Urban Reserve Line of Atascadero where a fire hazard is present and the vegetation can not be abated by any other means or other alternative are developed.

Figure IV-3: Wildland Fire Hazard Map



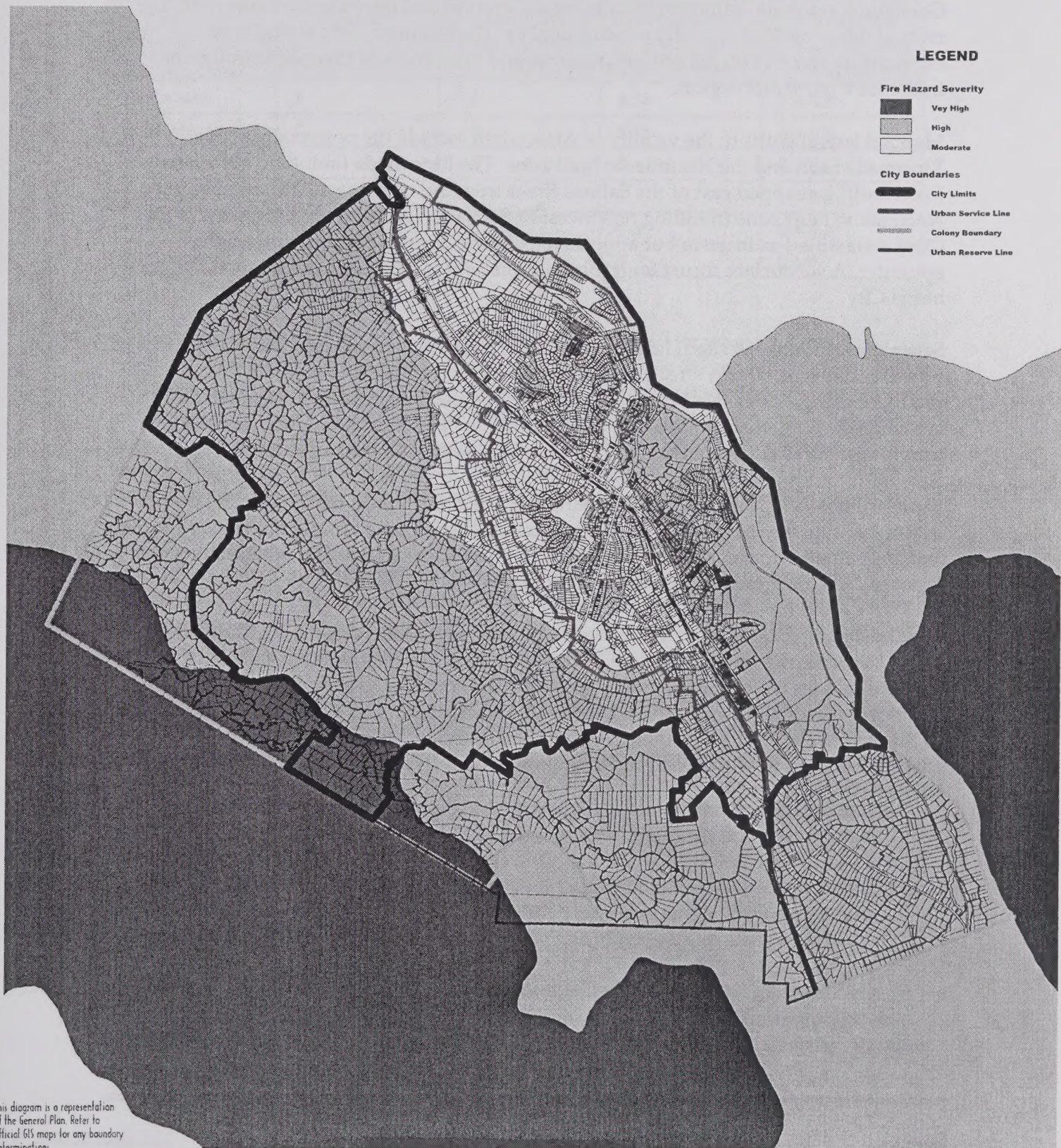
LEGEND

Fire Hazard Severity

- Very High
- High
- Moderate

City Boundaries

- City Limits
- Urban Service Line
- Colony Boundary
- Urban Reserve Line



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

Exhibit original published in color.

4. Geologic and Seismic Hazards

Geologic conditions define the stability of the ground and how a site will respond to natural forces such as erosion and earthquakes. The frequency and strength of earthquakes depend on the activity, number and type of faults that pass through or influence a particular region.

Mapped lateral faults in the vicinity of Atascadero include the potentially active Rinconada fault and the Nacimiento fault zone. The Rinconada fault (and associated Jolon fault) is mapped east of the Salinas River trending northwest. The six-mile-wide Nacimiento fault zone (trending northwest in the Santa Lucia Range southwest of the City) is classified as inactive but appears to coincide with an historic earthquake epicenter. A subsurface thrust fault (Black Mountain) is believed to lie a few miles east of the City.

Seismic (earthquake-related) hazards can result in significant public safety risks and property damage. Direct effects of earthquakes include fault rupture and groundshaking. Associated processes include liquefaction, seismic settlement, and landsliding. (Other earthquake-related hazards, such as dam inundation, fires, and unsafe structures are evaluated in separate sections of this Safety Element.)

Fault rupture (displacement of the ground surface along a fault trace) typically occurs during earthquakes of magnitude 5 or greater in a linear zone around previous ruptures, and as sympathetic movement on adjacent or intersecting faults. The potentially active Rinconada Fault presents a moderate fault rupture hazard to the City.

Groundshaking is motion that occurs in response to local and regional earthquakes. Table 1 lists nearby faults considered potential sources of relatively strong groundshaking, which development projects must consider to comply with standard practices regarding seismic safety. Uniform Building Code requirements (UBC; adopted as Municipal Code Title 8) establish design and construction standards intended to enable structures to withstand groundshaking with a 10 percent chance of occurring in a 50-year period.

Table IV-1: Potential Groundshaking Sources

Fault	Distance* (miles)	Maximum Earthquake	Maximum Probable Earthquake	Anticipated Acceleration Range (g)
Rinconada	2	7.5	6.25	0.4-0.6
Black Mountain	3	7.5	5.75	0.1-0.5
La Panza	9	7.5	5	0.1-0.4
Los Osos	14	7	5	0.1-0.2
Hosgri	22	7.5	6.5	0.1-0.2
San Andreas	27	8.25	8	0.1-0.2

• *from El Camino Real/Traffic Way

Liquefaction is the sudden loss of soil strength due to rapid increase in pore water pressure during groundshaking, while seismic settlement is the reduction of soil volume (which may occur simultaneously or independent of liquefaction). Liquefaction potential increases with earthquake magnitude and groundshaking duration. Low-lying areas adjacent to Atascadero and Graves Creeks and the Salinas River underlain by unconsolidated alluvial soil are mapped as having high liquefaction potential. Much of the City is underlain by older alluvium, considered to possess moderate liquefaction potential.

The UBC requires assessing liquefaction potential in the design of all structures. If buildings can't be located away from potentially liquefiable soils, the hazard typically can be mitigated by constructing deep foundations, compacting granular soils, and/or employing engineering techniques during construction.

Landslides and slope instability can result from rainfall and runoff, weak soils, grading, inadequate drainage, steep slopes, adverse geologic structure and/or earthquake activity. Slope instability can occur in the form of creep, slumping, large progressive translation or rotational failure, rockfall, debris flow, or erosion. Slope instability potential in the City generally increases with steepness and distance from the Salinas River. Some steeper areas are mapped as having very high slope failure potential.

Landslides can result in damage to property and cause buildings to become unsafe due to distress or collapse during sudden or gradual slope movement. Even structures on stable ground may be exposed to hazards if they lie in the path of slope activity.

The UBC requires site-specific slope stability studies for hillside development. Any grading on slopes 10 percent or steeper also is subject to CEQA environmental review. Hillside developments often require nonstandard, heavily engineered designs. Building

in a landslide hazard area means a property owner must accept a relatively high degree of risk. (Future occupants or owners are not represented when cost or risk-management decisions are made that facilitate site development.)

Goal SFN 4. Minimize the potential for loss of life and property resulting from geologic and seismic hazards.

Policy 4.1: Ensure that developments, structures, and public facilities adequately address geologic and seismic hazards.

Programs:

1. Disseminate information to the public to improve awareness of geologic hazards and seismic safety.
2. Continually update information about faults and geologic hazards (including GIS data and geologic and fault mapping), and encourage the California Division of Mines and Geology to provide new and updated geologic hazard data for inclusion in the database.
3. Conduct studies to assess seismic activity within the Nacimiento fault zone in the southwestern part of the City and SOI prior to approving construction of new structures in the mapped fault traces.
4. When projects are proposed in geologically hazardous areas, require development applicants to submit reports, technical documents, and plans reviewed by a State-licensed independent geologist or geotechnical engineer, and that include that expert's opinion as to whether documents were prepared in accordance with standard practices, applicable codes and regulations pertaining to geologic hazards.

Policy 4.2: Ensure that structures are designed and located to withstand strong groundshaking, liquefaction and seismic settlement.

Programs:

1. Enforce UBC provisions pertaining to grading and construction relative to seismic hazards.
2. Update the UBC as necessary to promote seismic safety in structural designs.
3. Enforce UBC requirements for addressing liquefaction potential in the design of structures.

4. Require geotechnical studies for development in areas with moderate to high liquefaction potential that include analysis of seismic settlement potential and specify appropriate mitigation.

Policy 4.3: Avoid development in areas at risk for slope failure when possible, and ensure that hillside developments employ appropriate design and construction techniques.

Programs:

1. Continue to require slope stability assessments by appropriate registered professionals for developments in areas of known slope instability, landslides, or slopes steeper than 10 percent.
2. Require slope stability studies for subdivisions prior to delineating lot lines and building envelopes.
3. Prohibit new development in areas of high risk landslide activity, unless plans demonstrate prior to development that the hazard can be reduced to a less than significant level.
4. Prohibit expansion of existing structures or developments in areas of high risk landslide activity, except when it will reduce the potential for loss of life and property.
5. Require development proposals to mitigate landslide and slope stability impacts on neighboring property, structures and infrastructure.
6. Enforce UBC provisions and other applicable ordinances regulating development on sloping ground.

Policy 4.4.: Improve the ability of City personnel to respond to seismic emergencies.

Program:

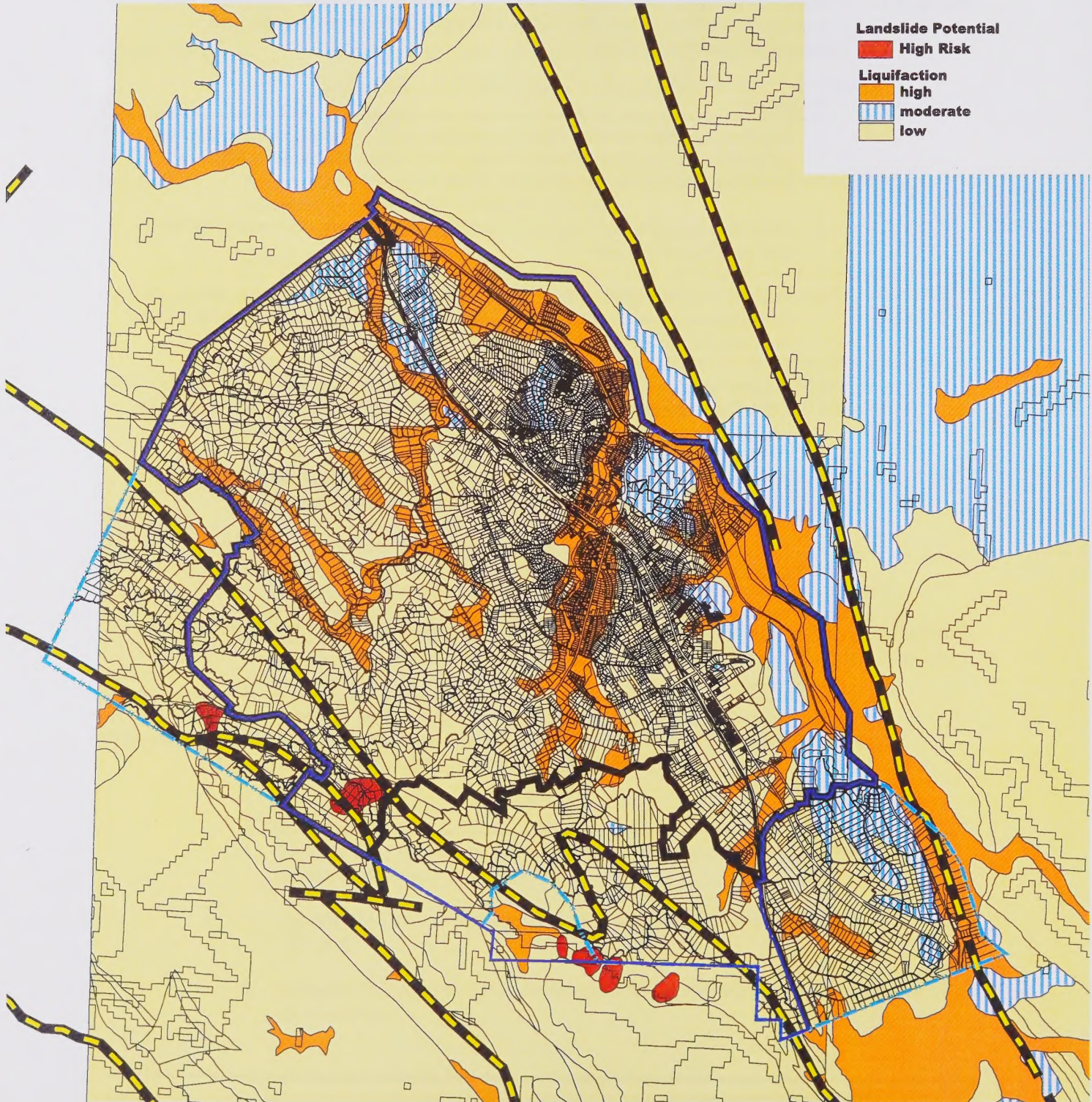
1. Train City personnel to a level appropriate to their position and responsibilities to adequately and safely respond to seismic emergencies.

Figure IV-4: Fault Line and Geohazard Map



City Boundaries
 City Limits
 Colony Boundary
 Urban Reserve Line
 Faultlines

Landslide Potential
 High Risk
Liquification
 high
 moderate
 low



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

Exhibit original published in color

5. Hazardous Materials, Radiation, Electromagnetic Fields, Unsafe Trees and Structures

Transport along Highway 101 and the Union Pacific Railroad poses the most significant hazardous material risk in Atascadero. A hazardous material release from the highway or railroad could expose residents to significant health and safety hazards and cause substantial environmental damage.

Hazardous material use by City businesses is limited and not concentrated in any specific area. Commercial hazardous material use and storage occurs at industrial operations, manufacturing businesses (such as cabinet shops), and a propane distribution terminal.

Transportation, storage and use of pesticides in agricultural and commercial settings also pose potential hazards to the public. Pesticides are regulated by the County Agricultural Commissioner's Office.

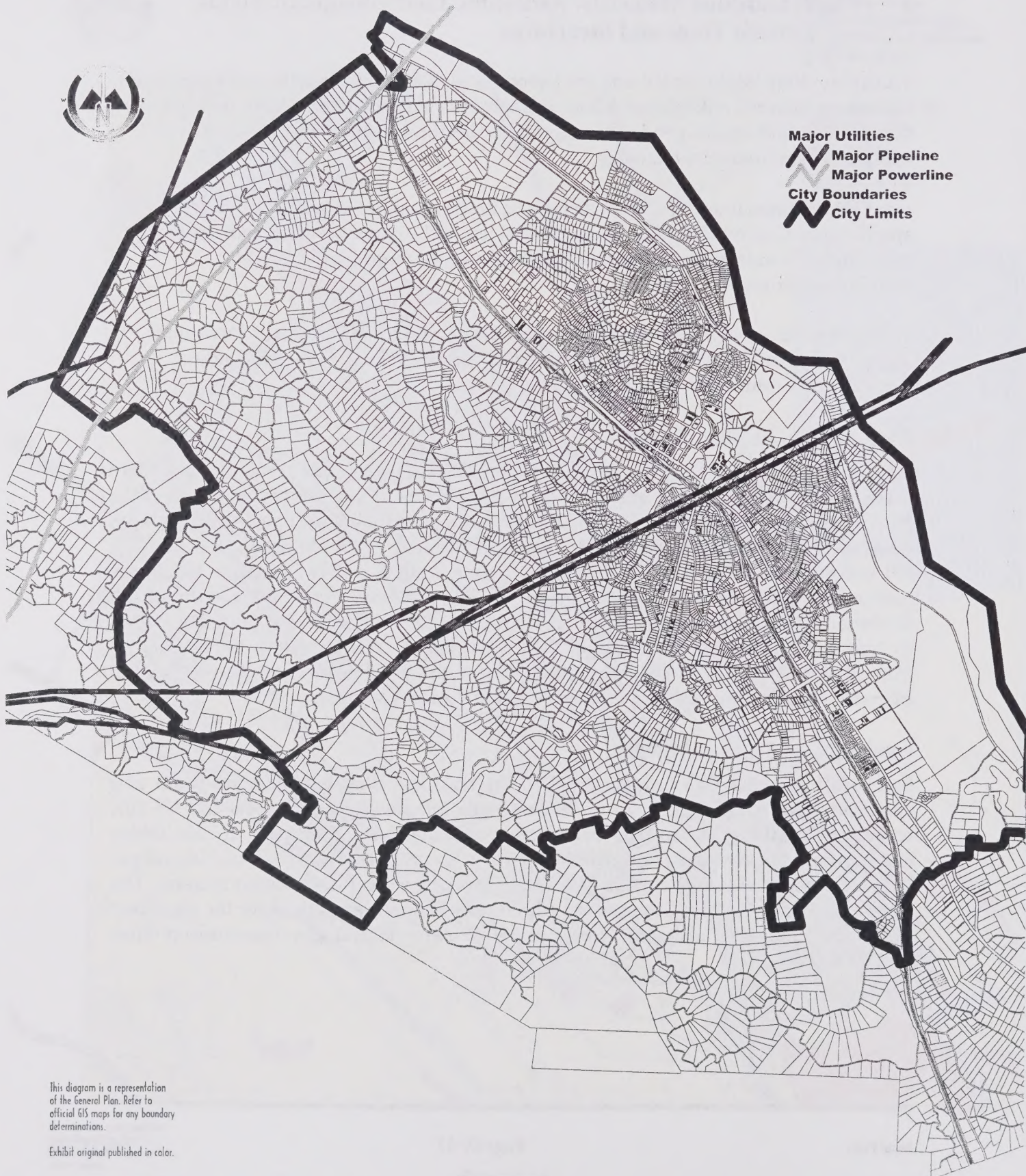
Chevron USA, Inc. and US Navy

Chevron and the US Navy oil pipelines extend from Estero Bay through Atascadero easterly to the San Joaquin Valley. The Chevron pipeline transports crude oil; use of the Navy pipeline has been abandoned. The two pipelines follow the same route through Atascadero, extending east-west from the Paradise Valley north of Route 41, crossing US 101 just north of Morro Road and then continuing easterly across Pine Mountain to the Salinas River. East of the Salinas River, the pipelines continue northeasterly through the El Pomar area to Shandon, generally paralleling Route 41. The nearest pumping station to Atascadero is several miles east of the Salinas River. The California Public Utilities Commission administers Federal regulations for the pipelines. There are no known plans for constructing new oil pipelines within the Atascadero area.

Southern California Gas Company

Southern California Gas Company (SCGC) natural gas lines extend north-south and east-west from Atascadero. The north-south line follows El Camino Real and US 101, connecting southerly to San Luis Obispo and Santa Maria, and northerly to Paso Robles and beyond. The east-west line generally follows Route 41 east to Shandon. Natural gas is generally available throughout Atascadero through a local distribution system. The California Public Utilities Commission administers Federal regulations for the pipelines. There are no active plans for construction of new natural gas transmission lines (SLOCOG, 1992).

Figure IV-5: Major Powerline and Pipelines



Pacific Gas & Electric

Pacific Gas & Electric (PG&E) has a 70 KV electrical transmission line that extends north-south from San Luis Obispo through Atascadero and on to Paso Robles and beyond. A substation is located near Atascadero Lake. Two transmission lines also branch out from the substation westerly to Cayucos and to Harmony. Electricity is generally available throughout Atascadero through a local distribution system of mostly overhead wires (See Public Utilities section of the Land Use Element).

The PG&E Diablo Canyon Power Plant is the primary radiation risk in the region. Extensive warning, reporting, and response plans have been developed to prepare for potential emergency situations at the plant. Updated information regarding the Emergency Response Plan is distributed to the public each year.

Accumulations of radon (a naturally occurring gas produced by the breakdown of uranium in soil, rock, and water) inside structures can pose a significant health hazard because radon is known to cause lung cancer. The threat of radon is very low in well-ventilated structures; basements (rare in the City) are common problem areas.

Any tree, especially one already damaged by disease, may pose a hazard if it (or one or more limbs) falls, which commonly happens during storms. Hazardous trees near residential dwellings should be removed consistent with the Tree Ordinance.

Any building may be damaged during an earthquake, but some construction materials generally perform better than others do. Modern structures with wooden and steel framing or reinforced concrete generally withstand groundshaking with little threat of failure or major damage. Conversely, buildings made of unreinforced masonry typically provide little earthquake resistance. The City has required 20 buildings to be demolished or retrofitted to meet earthquake resistance standards.

Goal SFN 5. Reduce the potential for harm to individuals and damage to the environment from hazardous materials, radiation, electromagnetic fields, radon, and unsafe trees and structures.

Policy 5.1: Reduce the potential for exposure to humans and the environment from hazardous substances.

Programs:

1. Require businesses that use, store, or transport hazardous materials to ensure that adequate measures are taken to protect public health and safety.

2. Work with Caltrans to require all transport of hazardous materials to follow approved routes.
3. Work with Union Pacific to ensure adequate precaution and preparedness regarding rail transport of hazardous materials.
4. Coordinate with AMWC to protect well fields from hazardous materials.

Policy 5.2: Reduce the potential for pesticide exposure to humans and the environment.

Programs:

1. Ensure that emergency first responders and dispatch operators know to contact the County Agricultural Commissioner's Office for technical assistance in the event of a pesticide-related emergency.
2. Work with pesticide applicators (including commercial users and homeowners) to ensure necessary measures are taken to protect public health and safety.
3. Provide information and technical guidance to encourage implementation of Integrated Pest Management strategies.

Policy 5.3: Minimize potential hazards and spills from oil and gas pipelines and underground storage tanks.

Program:

1. Work with pipeline owners and operators and appropriate County and State agencies to develop adequate prevention and cleanup strategies.
2. Work with property owners, AMWC and County Environmental Health to abate Leaking underground storage tanks and monitor existing tanks for leakage.

Policy 5.4: Support County efforts to maintain a high level of radiation emergency preparedness and ensure that the public receives necessary information about the Diablo Canyon Power Plant.

Program:

1. Coordinate with County and PG&E to review and update information about emergency preparedness and evacuations.

Policy 5.5: Address unreinforced masonry buildings consistent with State Law.

Program:

1. Continue to require reinforcement necessary to meet adopted structural standards of buildings identified pursuant to State law.
2. Work with property owners and the redevelopment agency to develop programs to reinforce and preserve historic masonry structures within the downtown district.
3. Utilize GIS to map the location of all unreinforced masonry buildings in the City.

B. Noise Element

The City of Atascadero Noise Element of the General Plan provides a policy framework for addressing potential noise impacts in the planning process. Its purpose is to minimize future noise conflicts. The Noise Element consists of a Policy Document, Technical Reference Document and Acoustical Design Manual. The Policy Document includes maps showing the extent of noise exposure from the major noise sources in the City (roadways and railways) along with the goals, policies and implementation program adopted by the City to reduce future noise impacts. Among the most significant policies of the Noise Element are numerical noise standards that limit noise exposure within noise-sensitive land uses, and performance standards for new commercial and industrial uses that might adversely impact noise-sensitive land uses.

When the potential for adverse noise impacts is identified, mitigation is required to carry out the specific recommendations of an expert in acoustics or, under some circumstances, by implementing standard noise mitigation packages. When mitigation is required, highest priority is given to avoiding or reducing noise impacts through site planning and project design, and lowest priority given to structural mitigation measures such as construction of sound walls and acoustical treatment of buildings.

The Technical Reference Document contains background information on the data and methods used to prepare noise exposure information and an inventory of the major noise sources in the City. Information about the measurement and effects of noise is also included in the document. The Technical Reference Document is intended to be a resource when evaluating the noise-related implications of a project.

The purpose of the Acoustical Design Manual is to provide City staff, developers, builders, and homeowners with a guide for reducing outdoor and indoor noise in relatively simple situations. The Manual contains standard noise mitigation packages which in some situations may be used in lieu of an acoustical analysis prepared by a professional.

1. Introduction

Purpose and Scope

The Noise Element of the General Plan is a planning document which provides a policy framework within which potential noise impacts may be addressed during project review and long range planning. This element has been adopted by Atascadero in conformance with Section 65302 (f) of the California Government Code. The Noise Element consists of this Policy Document, a Technical Reference Document and an Acoustical Design Manual. The Technical Reference Document provides detailed

information concerning the methods used to define existing and future noise exposure within Atascadero. The Acoustical Design Manual provides standard noise mitigation packages which may be used under some circumstances to comply with the policies of the Noise Element. It also contains background information to assist staff and the general public in evaluating the effectiveness of proposed noise mitigation measures.

The Noise Element is directed at minimizing future noise conflicts, whereas a noise ordinance focuses at resolving existing noise conflicts. A noise ordinance may be used to address noise levels generated by existing industrial, commercial and residential uses which are not regulated by federal or state noise level standards. The regulation of noise sources such as traffic on public roadways, railroad line operations and aircraft in flight is preempted by existing federal and/or state regulations, meaning that such sources generally may not be addressed by a noise ordinance. The Noise Element addresses the prevention of noise conflicts from all of these sources. The noise level standards of a noise ordinance should be consistent with the adopted policies of the Noise Element to achieve consistency in the implementation of noise control programs, and to provide industry with design criteria for future development or expansion.

According to the Government Code requirements, noise exposure information should be included in the Noise Element for the following major noise sources:

- a) Highways and freeways
- b) Primary arterials and major local streets
- c) Railroad operations
- d) Aircraft and airport operations
- e) Local industrial facilities
- f) Other stationary sources

Noise Sensitive uses that have been identified by the City are the following:

- a) Residential development
- b) Schools
- c) Hospitals, nursing homes
- d) Churches
- e) Meeting halls, auditoriums, music halls, theaters, libraries
- f) Transit lodging – motels and hotels
- g) Playgrounds, parks
- h) Offices

Authority

The contents of the Noise Element and the methods used in its preparation have been determined by the requirements of Section 65302 (f) of the California Government Code and by the Guidelines for the Preparation and Content of Noise Elements of the General Plan prepared by the California Department of Health Services and included in the 1990

State of California General Plan Guidelines, published by the State Office of Planning and Research. The Guidelines require that major noise sources and areas containing noise-sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected conditions. Contours may be prepared in terms of either the Community Noise Equivalent Level (CNEL) or the Day-Night Average Level (Ldn) which are descriptors of total noise exposure at a given location for an annual average day. The CNEL and Ldn are generally considered to be equivalent descriptors of the community noise environment within plus or minus 1.0 dB (see Section 1.5 for definitions of the terminology used in this document).

2. Relationship to Other Elements of the General Plan

The Noise Element is related to the Land Use, Housing, Circulation and Open Space Elements of the General Plan. Recognition of the interrelationship of noise and these four mandated elements is necessary to prepare an internally consistent general plan and to initiate changes which will reduce noise exposure to acceptable levels in areas where noise presently exceeds the levels set forth by the adopted policies of the Noise Element. The relationship between these elements is briefly discussed below:

Land Use

An objective of the Noise Element is to provide noise exposure information for use in the Land Use Element. The noise contours in the Noise Element should be used to help determine appropriate land use patterns in the Land Use Element.

Housing

The Housing Element addresses sites and standards for new housing. Since residential land uses are noise-sensitive, the noise exposure information of the Noise Element must be considered when planning the locations of new housing. The State Noise Insulation Standards may

Circulation

The circulation system must be correlated with the Land Use element. This is especially true for roadways which carry significant numbers of trucks. Noise exposure will thus be a decisive factor in the location and design of new transportation facilities, and in the mitigation of noise produced by existing facilities upon existing and planned land uses.

Open Space

Excessive noise adversely affects the enjoyment of recreational pursuits in designated open space, particularly in areas where quiet is a valued part of the recreational experience. Thus, noise exposure should be considered in planning for this kind of open

space use. Conversely, open space can be used to buffer noise-sensitive uses from noise sources by providing setbacks and visual screening.

3. Noise and Its Effects On People

The Technical Reference Document provides discussions of the fundamentals of noise assessment, the effects of noise on people and criteria for acceptable noise exposure. It is intended that the Technical Reference Document serve as a reference for staff during the review of documents or proposals which refer to the measurement and effects of noise.

4. Noise Element Definitions

A-Weighted Sound Level (dB)

The sound level obtained by using the A-weighting filter of a sound level meter, expressed in decibels (dB). All sound levels referred to in this policy document are in A-weighted decibels. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and health effects.

Community Noise Equivalent Level (CNEL)

The equivalent energy (or energy average) sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 9:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 9:00 p.m. The CNEL is generally computed for annual average conditions.

Day/Night Average Sound Level (Ldn)

The equivalent energy (or energy average) sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 9:00 p.m. and before 7:00 a.m. The Ldn is generally computed for annual average conditions.

Equivalent Sound Level (Leq)

The sound level containing the same total energy as a time varying signal over a given sample period. Thus, the Leq is a single-valued level that expresses the time-averaged total energy of a fluctuating sound level. For example, if 64 dB is measured for 10 minutes, 68 dB is measured for 20 minutes and 73 dB is measured for 30 minutes, the 1-hour Leq is about 71 dB. The Leq is typically computed over 1, 8 and 24-hour sample periods.

Impulsive Noise

Noise of short duration, usually less than one second, with an abrupt onset and rapid decay.

New Development

Projects requiring land use or building permits, but excluding remodeling or additions to existing structures.

Noise level reduction (NLR)

The arithmetic difference between the level of sound outside and inside a structure measured in decibels.

Noise-Sensitive Land Use

- a. Churches
- b. Meeting halls, auditoriums, music halls, theaters, libraries ~
- c. Transient lodging -motels and hotels
- d. Playgrounds, parks
- e. Offices

Outdoor Activity Areas

Patios, decks, balconies, outdoor eating areas, swimming pool areas, yards of dwelling units and other areas which have been designated for outdoor activities and recreation.

Stationary Noise Source

Any fixed or mobile source not preempted from local control by existing federal or state regulations. Examples of such sources include industrial and commercial facilities and vehicle movements on private property {e.g., parking lots, truck terminals, auto race tracks, etc.)

Transportation Noise Source

Traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by existing federal or state regulations. However, the effects of noise from transportation sources may be controlled by regulating the location and design of land uses affected by transportation noise sources.

5. The Noise Environment

Overview of Sources

Based on discussions with City staff and field studies conducted during the preparation of the Noise Element, it was determined that there are a number of potentially significant sources of community noise within Atascadero, including traffic on state highways and other major roadways, railroad operations, and stationary noise sources. The Technical Reference Document includes detailed discussions of the noise levels produced by these sources.

Methods Used to Develop Noise Exposure Information

Analytical noise modeling techniques in conjunction with actual field noise level measurements were used to develop generalized Ldn or CNEL contours for major sources of noise within Atascadero for existing and future conditions.

Analytical noise modeling techniques generally make use of source-specific data, including average levels of activity, hours of operation, seasonal fluctuations, and average levels of noise from source operations. Analytical methods have been developed for many environmental noise sources, including roadways, railroad line operations, railroad yard operations, industrial plants and aircraft/airport operations. Such methods will produce reliable results as long as data inputs and assumptions are valid for the sources being studied. The analytical methods used in the preparation of this Noise Element closely follow recommendations made by the State Office of Noise Control. Methods included the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model for roadway sources, the Wyle Laboratories method for determining railroad noise exposure and the Federal Aviation Administration (FAA) Integrated Noise Model (INM) for the assessment of aircraft/airport noise sources. For industrial, commercial and other stationary sources identified for study, a combination of source-specific noise level data and accepted calculation procedures was used to characterize noise emissions based upon operational data obtained from source operators.

Determining Noise Exposure and Mitigation for Specific Locations

The chart shown in Figure IV-7 illustrates where noise exposure information for a particular location may be found. Note that Table IV-2 should be consulted to adjust traffic noise exposure in areas with varying topography. Noise exposure information may be used to determine if a particular land use is consistent with the policies of the Noise Element, and whether or not noise mitigation should be required as a part of the project development process. Figure IV-8 is a flow chart that illustrates the process that should be followed to determine noise exposure and appropriate mitigation for specific locations.

Table IV-2: Adjustments to Traffic Noise Exposure for Topography

Topographical Situation	Distance from Center of Roadway		
	<200'	200-400'	>400'
Hillside overlooks roadway	-0-	+1 dB	+3 dB
Roadway is elevated (>15')	-5 dB	-2 dB	-0-
Roadway in cut/below embankment	-5 dB	-5 dB	-5 dB

Figure IV-6: Chart for Locating Noise Exposure Information

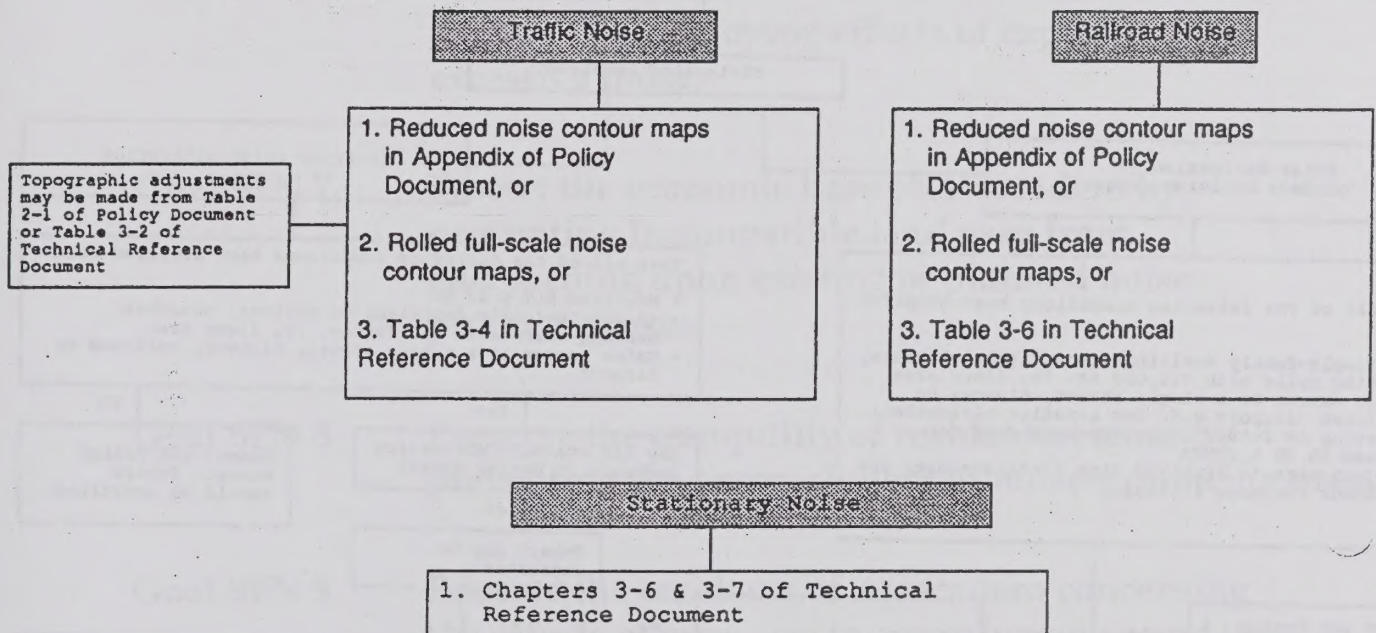
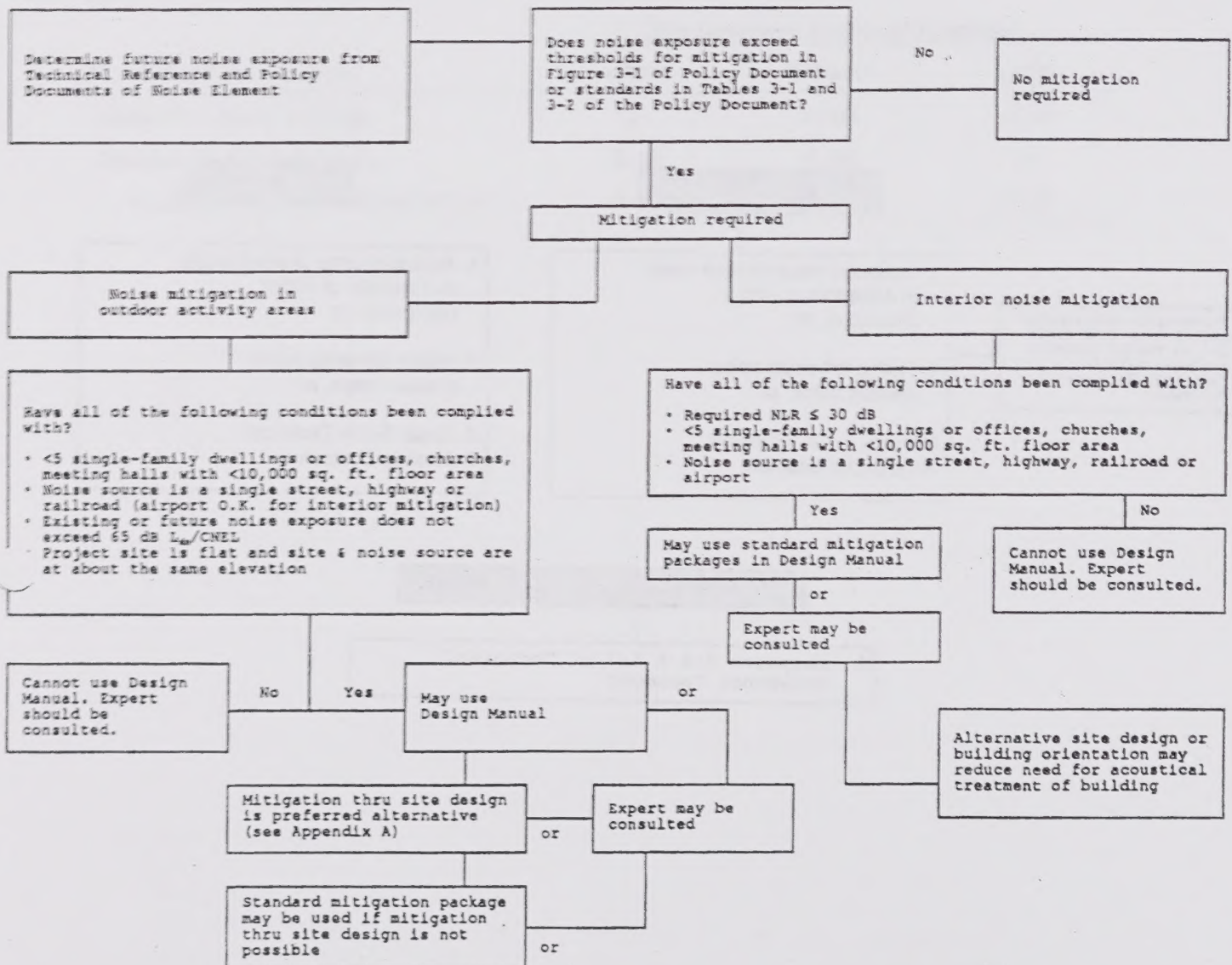


Figure IV-7: Flow Chart for Determining Noise Exposure and Mitigation

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Community Noise Survey

A community noise survey was conducted in Atascadero to document background noise levels in areas where noise-sensitive land uses are located. Results of the community noise survey indicate that existing background noise levels in many areas of the City that contain noise-sensitive land uses are relatively quiet. To preserve quiet conditions, noise level standards and policies have been adopted which will prevent degradation of the existing noise environment as much as possible. A more detailed discussion of the community noise survey may be found in the Technical Reference Document.

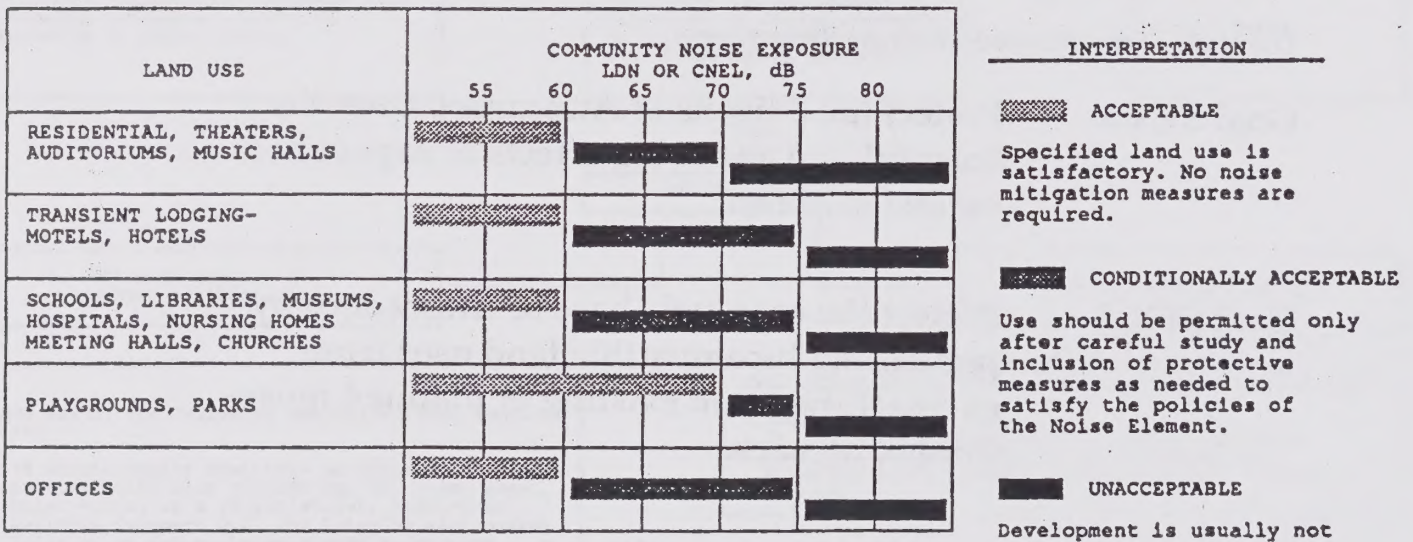
C. Noise Element Goals and Policies

The goals of the Atascadero Noise Element are:

- Goal SFN 6. Protect the citizens of Atascadero from the harmful and annoying effects of exposure to excessive noise.**
- Goal SFN 7. Protect the economic base of Atascadero by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.**
- Goal SFN 8. Preserve the tranquility of residential areas by preventing the encroachment of noise-producing uses.**
- Goal SFN 9. Educate the residents of Atascadero concerning the effects of exposure to excessive noise and the methods available for minimizing such exposure.**
- Goal SFN 10. Avoid or reduce noise impacts through site planning and project design, giving second preference to the use of noise barriers and/or structural modifications to buildings containing noise-sensitive land uses.**

Figure IV-8: Compatibility for New Development Near Transportation Noise Sources

**LAND USE COMPATIBILITY FOR NEW DEVELOPMENT
NEAR TRANSPORTATION NOISE SOURCES***



* This figure indicates whether mitigation is required. See Table 3-1 for noise standards.

1. Land Use Compatibility- Transportation Policies

Figure IV-8 shows the ranges of noise exposure from transportation noise sources which are considered to be acceptable, conditionally acceptable, or unacceptable for the development of different land uses. Figure IV-8 is used to determine whether mitigation is needed for development of land uses near major transportation noise sources. In areas where the noise environment is acceptable, new development may be permitted without requiring noise mitigation. For areas where the noise environment is conditionally acceptable, new development should be allowed only after noise mitigation has been incorporated into the design of the project to reduce noise exposure to the levels specified by the policies listed in Section IV.C.1. For areas where the noise environment is unacceptable, new development in compliance with the policies of Section IV.C.1 is usually not appropriate.

The following specific policies are adopted by Atascadero to accomplish the goals of the Noise Element:

Policy 1. The noise standards in this chapter represent maximum acceptable noise levels. New development should minimize noise exposure and noise generation.

The City shall maintain a Noise Ordinance that implements to the requirements of the Noise Element.

Transportation Noise Sources:

Policy 2. New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dBN or CNEL (70 Ld,/CNEL for playgrounds and neighborhood parks) unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to or below the levels specified for the given land use in Table IV-3.

Policy 3. Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table IV-3 within the outdoor activity areas and interior spaces of existing noise sensitive land uses.

Stationary Noise Sources:

- Policy 4.** New development of noise-sensitive land uses shall not be permitted where the noise level due to existing stationary noise sources will exceed the noise level standards of Table IV-4 unless effective noise mitigation measures have been incorporated into the design of the development to reduce noise exposure to or below the levels specified in Table IV-4.
- Policy 5.** Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modifications that may increase noise levels shall be mitigated so as not to exceed the noise level standards of Table IV-4 on lands designated for noise-sensitive uses. This policy does not apply to noise levels associated with agricultural operations.

Existing and Cumulative Noise Impacts:

- Policy 6.** The City shall consider implementing mitigation measures where existing noise levels produce significant noise impacts to noise-sensitive land uses or where new development may result in cumulative increases of noise upon noise-sensitive land uses.

Table IV-3: Maximum Allowable Noise Exposure -
Transportation Noise Sources

MAXIMUM ALLOWABLE NOISE EXPOSURE-TRANSPORTATION NOISE SOURCES

Land Use	Outdoor Activity Areas ¹	Interior Spaces	
	L_{dn} /CNEL, dB	L_{dn} /CNEL, dB	L_{eq} , dB ²
Residential	60 ³	45	--
Transient Lodging	60 ³	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls, Office Buildings	60 ³	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

¹ Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

² As determined for a typical worst-case hour during periods of use.

³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn} /CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn} /CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Table IV-4: Maximum Allowable Noise Exposure - Stationary Noise Sources

MAXIMUM ALLOWABLE NOISE EXPOSURE-STATIONARY NOISE SOURCES¹

	Daytime (7 a.m. to 9 p.m.)	Nighttime (9 p.m. to 7 a.m.)
Hourly L_{eq} , dB ²	50	45
Maximum level, dB ²	70	65
Maximum level, dB-Impulsive Noise ³	65	60

¹As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

²Sound level measurements shall be made with slow meter response.

³Sound level measurements shall be made with fast meter response.

2. Implementation Programs

To achieve compliance with the policies of the Noise Element, Atascadero shall undertake the following implementation program. The implementation program focuses on the prevention of new noise-related land use conflicts by requiring that new development be reviewed to determine whether it complies with the policies in Chapter 3. If mitigation of noise impacts is necessary it shall be achieved by a) carrying out an acoustical analysis meeting the requirements of Table IV-4 or b) implementing the standard noise mitigation packages contained in the Acoustical Design Manual where conditions in the following Section are met.

The noise exposure maps in this document and the information concerning the effects of noise on people and techniques available for noise control in the Technical Reference Document and Acoustical Design Manual are used in reviewing the noise affects of new development. The Acoustical Design Manual describes standard noise mitigation packages which may be used to reduce noise exposure inside buildings and within outdoor activity areas by specified amounts. The noise exposure maps are intended as a screening device to determine when a proposed development may be exposed to excessive noise levels which require mitigation and to provide guidance in the long range planning processes. Generally, the noise exposure maps provide a conservative (worst-case) assessment of noise exposure for the major noise sources identified for study. It is probable that other major sources, especially stationary sources, of noise will be identified during the project review process, since only a representative sample of such sources was evaluated during the preparation of this document.

The Technical Reference Document and Acoustical Design Manual should be used to guide determinations of whether or not proposed noise mitigation measures are a reasonable and effective application of the techniques available, and likely to achieve the desired results. Control of noise at the source and through the thoughtful location and orientation of receiving uses should be given preference over the control of noise along the path of transmission through the use of noise barriers or the acoustical treatment of buildings.

Acoustical Mitigation Programs

1. The City shall review new public and private development proposals to determine conformance with the policies of this Noise Element.
2. Allow noise barriers and modifications to buildings containing noise-sensitive uses only when site planning alone cannot adequately accomplish noise reduction.
3. Require all noise barriers and sound attenuation walls to be constructed of architecturally attractive materials and buffered with landscaping.

4. Amend the zoning ordinance to require masonry sound attenuation barriers between commercial and residential districts.
5. When mitigation must be applied to satisfy the policies in Chapter 3.3, the following priorities for mitigation shall be observed, where feasible:
 - a) First: Setbacks/open space separation
 - b) Second: Site layout/orientation/shielding of noise-sensitive uses with non-noise-sensitive uses
 - c) Third: Construction of earthen berms
 - d) Fourth: Structural measures: acoustical treatment of buildings and noise barriers constructed of concrete, wood or materials other than earth
6. Where the development of a project subject to discretionary approval may result inland uses being exposed to existing or projected future noise levels exceeding the levels specified by the policies, the City shall require an acoustical analysis at the time the application is accepted for processing. For development not subject to discretionary approval and/or environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of a building permit. The requirements for the content of an acoustical analysis are given in the following section.

At the discretion of the City, the requirement for an acoustical analysis may be waived provided that all of the following conditions are met:

Outdoor Activity Areas Programs

- a) The development is for less than five single-family dwellings or for office buildings, churches or meeting halls having a total gross floor area less than 10,000 square feet.
- b) The noise source in question consists of a single roadway or railway for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple transportation noise sources.
- c) The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas (other than playgrounds and neighborhood parks) does not exceed 65 dB ~n(or CNEL) prior to mitigation.
- d) The topography in the project area is flat, and the noise source and receiving land use are at the same grade.

Interior Spaces

- a) Required Noise Level Reduction (NLR) is equal to or less than 30 dB.
- b) The development is for less than five single-family dwellings or for offices, churches, meeting halls with less than 10,000 sq. ft. floor area.

- c) Noise source in question consists of a single roadway I railway or airport for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source is a stationary noise source or consists of multiple transportation noise sources.
 - d) Effective noise mitigation, as determined by the City is incorporated into the project design to reduce noise exposure to the levels specified in Table 3-1 or 3-2. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigation packages contained in the Acoustical Design Manual. If closed windows are required in compliance with interior noise level standards, air conditioning or a mechanical ventilation system is required.
 - e) If the Community Development Director determines that a noise-sensitive land use may be exposed to noise levels that exceed the standards in Chapter 3.3, notwithstanding the noise contour information in this Noise Element, an acoustical analysis meeting the requirements in Table 4-1 may be required. An example of where this policy may apply is in areas not shown on the noise contour maps of this Noise Element where the combined impact of two or more noise sources may exceed the standards in Chapter 3.3
- 7. The City shall develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the development review and building permit processes.
 - 8. The City shall develop and employ procedures to monitor compliance with the policies of the Noise Element after completion of projects requiring noise mitigation.
 - 9. The City shall enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC).
 - 10. The City shall request the California Highway Patrol, the County Sheriff and local police departments to actively enforce the California Vehicle Code sections relating to adequate vehicle mufflers and
 - 11. The City shall purchase new equipment and vehicles only if they comply with noise level performance standards based upon the best available noise reduction technology. Alternatives to the use of existing noisy equipment, such as leaf blowers, shall be pursued.
 - 12. The City shall periodically review and update the Noise Element to ensure that noise exposure information and specific policies are consistent with changing conditions within the City and with noise control regulations or policies enacted after the adoption of this element.
 - 13. The City shall make the Acoustical Design Manual available to the public so that the public can incorporate noise reduction measures into private projects consistent with the goals and policies of this Noise Element.

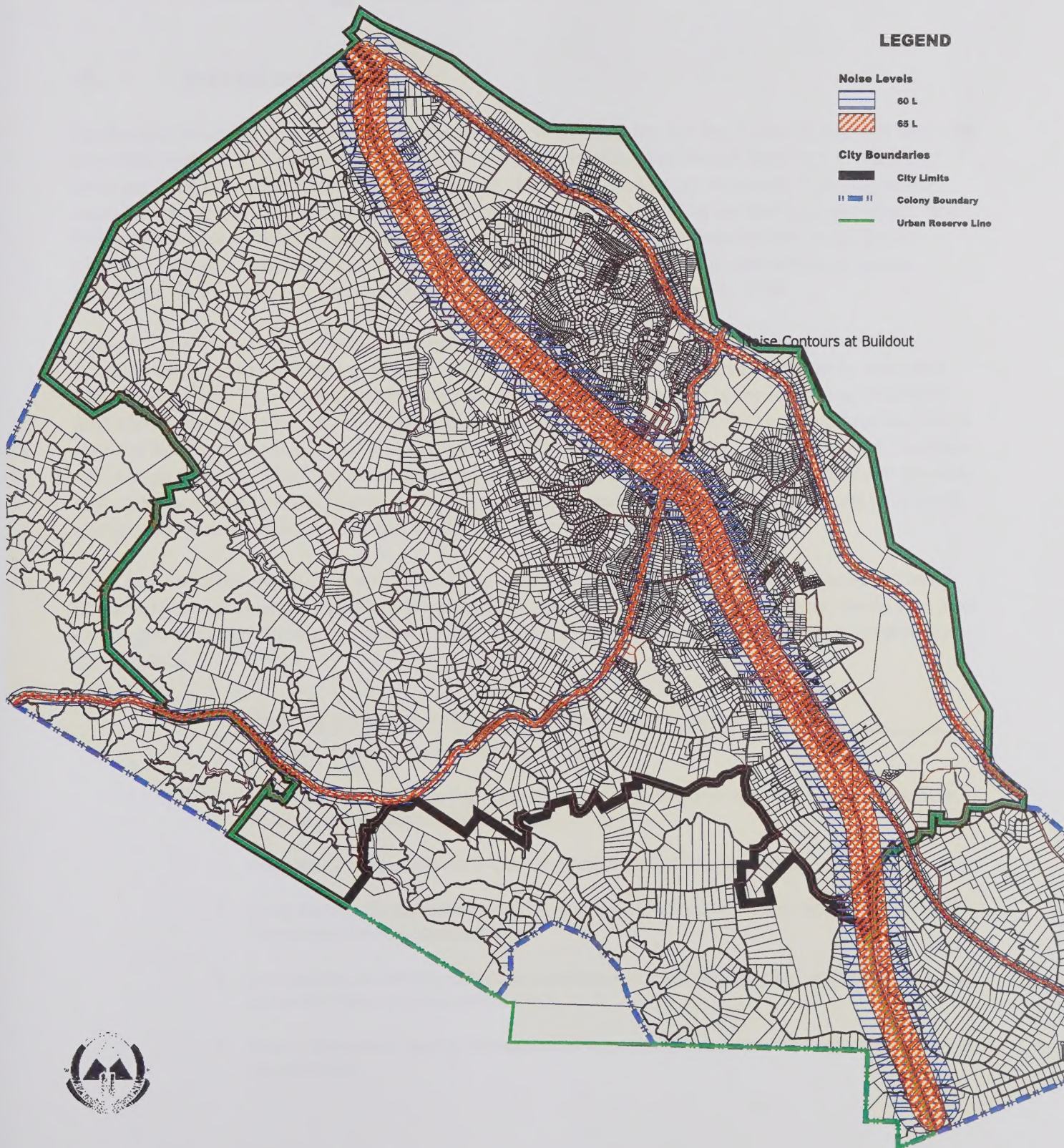
14. The City shall consider one or more of the following mitigation measures where existing noise levels significantly impact existing noise-sensitive land uses or where cumulative increase in noise levels resulting from new development significantly impact noise-sensitive land uses:
- a) Rerouting traffic onto streets that have low traffic volume onto streets that do not adjoin noise-sensitive land uses.
 - b) Rerouting trucks onto streets that do not adjoin noise-sensitive land uses.
 - c) Construction of noise barriers.
 - d) Lowering speed limits
 - e) Acoustical treatment of buildings
 - f) Programs to pay for noise mitigation such as low cost loans to owners of noise-impacted property or establishment by developer fees.

Requirements for an Acoustical Analysis

An acoustical analysis prepared pursuant to the Noise Element shall:

- 1. Be the financial responsibility of the applicant.
- 2. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- 3. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions. Where actual field measurements cannot be conducted, all sources of information used for calculation purposes shall be fully described. When the use being studied is a commercial or industrial use, all noise sources related to the service and maintenance of the facility shall be considered, including but not limited to parking lot and landscape maintenance, refuse collection and truck loading/unloading activities, amplified sound, outdoor sales and activities, and all other noise sources associated with operation, maintenance and service.
- 4. Estimate existing and projected (20 years) noise levels in terms of the descriptors used in Table IV-2 and Table IV-3, and compare those levels to the adopted policies of the Noise Element. Projected future noise levels shall take into account noise from planned streets, highways and road connections.
- 5. Recommend appropriate mitigation to meet or exceed the policies and standards of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.
- 6. Estimate noise exposure after the prescribed mitigation measures have been implemented.
- 7. Describe a post assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.

Figure IV-9: Noise Contour Map



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determinations.

Exhibit original published in color.

V. Housing Element

A. Introduction

California planning law provides more detailed requirements for the housing element than for any other element of the general plan. The State Legislature has found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." The housing element establishes policies for the community to implement to ensure all that is publicly possible is being done to provide safe, decent housing for its current and future residents. The City of Atascadero last updated its Housing Element in 1994.

Article 10.6 of the California Government Code requires each City and county to analyze housing needs and establish goals, policies, programs, and quantified objectives to meet the identified needs. The analysis must address all economic segments (very low, low, moderate and above moderate incomes) of the community, the City's share of the regional housing need, and the housing needs of special groups such as the elderly, disabled, homeless, large families, and single parents. The City must either identify vacant or redevelopable sites that can provide sufficient housing to meet these needs, or include programs in the housing element to identify additional sites or make additional land available for housing.

State law requires every City and County to include a Housing Element in its General Plan. Information required for this element includes specific analyses of City housing needs and a set of Programs designed to meet those needs. Housing Elements are subject to State review and certification.

This Housing Element includes all of the information required by State law:

1. Analysis of Atascadero's housing needs.
2. Information on the existing housing stock, including the number, type, cost, tenure, and structural condition of the units.
3. Analysis of land available to accommodate unmet housing needs.
4. Analysis of potential barriers to housing development, including governmental and non-governmental constraints.
5. Information on existing subsidized or below market-rate housing units, and potential to convert them to market-rate units.
6. Information about energy conservation opportunities for new housing construction or rehabilitation.

7. Specific goals, measurable objectives, policies, and programs to address the housing production allocation, as required by the County Regional Housing Needs Plan.

Major housing issues in Atascadero include:

1. Adequate sites for development of housing for all economic segments of the community.
2. Incentives to encourage private market and non-profit development of affordable housing.
3. Integration of affordable housing into new above-moderate income residential projects, or payment of fees in-lieu of affordable housing inclusion.
4. Special needs of seniors and families.
5. Maintenance of existing standard housing, rehabilitation of substandard units, and removal and replacement of substandard housing that cannot feasibly be rehabilitated.
6. Financial resources and programs to help subsidize development, maintenance, and rehabilitation of very-low, low- and moderate-income housing.
7. Local governmental constraints on the production or rehabilitation of housing.
8. Discrimination in housing.

B. Public Participation

Government Code §65583(c)(6)(B) requires the City to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.” In conjunction with the concurrent update of the City’s General Plan staff held 13 public workshops, the Planning Commission held four study sessions, the City Council held five study sessions and the Planning Commission and City Council each held a final adoption hearing. The workshops, study sessions and hearings were conducted from May 2000 to June 2002 to solicit input by citizens from different geographic areas and economic segments in the city, financial and real estate professionals, decision-makers, and others to provide significant policy guidance.

Housing was discussed at all of the meetings, and community members were given the opportunity to ask questions and recommend changes to the draft Housing Element goals, policies, and programs. Many of the public meetings were videotaped and rebroadcast, and the Housing Element is posted on the City’s web site (<http://www.atascadero.org>).

C. Evaluation Of Previous Housing Element

The previous housing element sought to increase the proportion of affordable multifamily units, primarily to accommodate larger families and the increasing number of senior citizens. To a considerable extent, the City has been successful in achieving this objective Table V-1.

The goals and policies contained in the previous housing element were appropriate to meet the housing needs of the City. This updated element builds on that foundation, while taking into account the fact that the City is substantially developed and relatively few (though significant) prospects remain to increase housing opportunities. This element contains specific implementation programs, quantified objectives and an aggressive below market rate housing program. Another priority of this housing element is conservation and rehabilitation of existing homes.

Table V-1: Evaluation of Previous Housing Element

Program Summary	Quantified Objective	Achievement	Further Progress Needed
Goal 1: Adequate Supply of New Housing Units			
<i>Policy 1a – Foster new residential development and encourage new construction to meet the needs of households in all income categories.</i>			
<i>Policy 1b – Encourage a steady rate of new housing construction to meet quantified objectives.</i>			
Program 1.1 - Facilitate construction of 200 housing units per year, including 120 multifamily units, 100 of which are for low or very low income households.	100 mod. 100 low per year	Not met – City grew at less than 1%. Growth rate was affected by economic factors including a national recession.	
Goal 2: Increase Home Ownership Opportunities			
<i>Policy 2a – Promote the development and construction of new housing units for low and moderate income persons, including through a 25 percent density bonus.</i>			
<i>Policy 2b – Promote and encourage the development and construction of new housing units for first time home buyers.</i>			
<i>Policy 2c – Continue the housing policy which permits factory built housing such as modular or mobile homes to be approved as standard housing stock.</i>			
<i>Policy 2d – Continue to encourage and approve condominium conversions, in conformance with the City's Condominium Conversion Ordinance, as an affordable housing alternative.</i>			
<i>Policy 2e – Continue to encourage, where suitable, Planned Unit Development (PD) Overlay Zones, particularly the PD-7 zone of small lot subdivisions, for single-family ownership</i>			
<i>Policy 2f – Continue to work with non-profit agencies, such as the San Luis Obispo Housing Authority and Peoples' Self-Help Housing, to construct new units or convert existing units for low and moderate income families.</i>			
Program 2.1 – Process and hold public hearings on the Lindsey 25-unit small lot subdivision for home ownership.	19 mod. 6 low units	Project approved with 20 market-rate units.	
Program 2.2 – Begin participation in the Mortgage Credit Certificate program to assist first time home buyers	10-20 per year		
Program 2.3 – Support the efforts of the San Luis Obispo Housing Authority to obtain 32 units (in an existing 44-unit condominium project) for home ownership by low income households.	32 low	Coordination is ongoing.	
Goal 3: Ensure an Adequate Rental Housing Supply			
<i>Policy 3a – Continue regulation of condominium conversions to ensure that the supply of low and moderate rental housing is not significantly decreased.</i>			
<i>Policy 3b – Continue to process and approve multifamily projects in conformance with the City's density and development standards, modifying them when appropriate.</i>			
<i>Policy 3c – Continue to utilize the 25 percent density bonus for low and moderate income housing.</i>			
Program 3.1 – Coordinate with non-profit housing agencies, such as the San Luis Obispo Housing Authority and Peoples' Self-Help Housing, to assist in the development of low income rental housing.			
Program 3.2 - Coordinate with agencies that address rental housing, such as HUD and FHIA to stay informed about appropriate, available assistance.			
Program 3.3 – Encourage developers to work with agencies such as CHFA and HUD to obtain loans for development of new multifamily		Coordination is ongoing.	

City of Atascadero
General Plan Housing Element

Program Summary	Quantified Objective	Achievement	Further Progress Needed
rental housing for low income households.			
Goal 4: Decreased Nongovernmental Constraints			
Policy 4a – Encourage interplay between lending institutions, the real estate and development community and the City to better understand and address nongovernmental constraints.			
<i>Policy 4b – Continue to monitor and evaluate development standards and advances in housing construction methods to lower development costs where feasible.</i>			
Program 4.1 – Address the impact of future economic employment and growth on housing needs in a formalized setting, such as the Economic Round Table.		Completed / On going	
Goal 5: Decreased Governmental Constraints			
Policy 5a – Government review of housing projects shall be handled in as timely a manner as possible, while maintaining adequate public involvement and fulfilling the appropriate requirements of State and local laws.			
<i>Policy 5b – Provide flexibility in development standards as a means to lower overall costs of low and moderate income housing units.</i>			
Program 5.1 – Continue to consolidate all actions relating to a specific project on the same Council or Commission agenda.		Done – current staff policy.	
Program 5.2 – Continue to review and revise local review procedures and standards to streamline the process and maintain reasonable development guidelines.		Review is ongoing.	
Program 5.3 – Continue to evaluate the fee schedule to ensure that the assessment of fees is equitable and justifiable.		Evaluation is ongoing.	
Program 5.4 – Provide HCD with an annual status report, including progress toward meeting regional housing needs.		Annual status reports are submitted.	
Goal 6: Provide Adequate Public Services for Housing			
Policy 6a – Coordinate the extension of public services with the Land Use Plan to ensure an orderly pattern of growth.			
<i>Policy 6b – Engage in capital project planning to ensure adequate public services for housing projects.</i>			
<i>Policy 6c – Use specific plans as tools to evaluate alternative development scenarios, especially in South Atascadero.</i>			
Program 6.1 –Where necessary and feasible expand sewer service to residential properties within the USL.			
Program 6.2 – Consider extending the USL to higher density portions of the South Atascadero Specific Plan area.		2003-2004	
Program 6.3 – Consider a Specific Plan for the area north of San Anselmo Road and east of El Camino Real.		Summer 2002.	
Goal 7: Provide an Adequate Land Supply for Housing			
Policy 7a – Promote new residential development in areas appropriately designated by the Land Use Plan.			
<i>Policy 7b – Encourage infill and intensification in areas suitable for housing within the USL.</i>			
<i>Policy 7c – Encourage residential uses on existing vacant residential land.</i>			
Policy 7d – Maintain flexible zoning standards that provide for a range of housing densities in various zones.			
<i>Policy 7e – Consider adopting an ordinance (after appropriate environmental review) that allows second units in compatible neighborhoods.</i>			
<i>Policy 7f – Continue to allow mixed use development per the Downtown Master Plan.</i>			
<i>Policy 7g – Consider revising the Zoning Ordinance to allow mixed use projects outside the downtown area.</i>			
Program 7.1 – Zoning applications shall be consistent with these policies.		Consistency is required.	
Program 7.2 – The impact of general plan amendments and zone changes on the		Evaluations are carried out.	

City of Atascadero
General Plan Housing Element

Program Summary	Quantified Objective	Achievement	Further Progress Needed
availability of housing will be evaluated by the Planning Commission and City Council.			
Program 7.3 – Consider adopting an ordinance that allows second units in compatible neighborhoods subject to specific development standards.		Ordinance was not adopted.	Propose new ordinance.
Program 7.4 – Consider establishing a new RSF-W zone to allow a minimum lot size of 10,000 sq. ft. for single-family homes in compatible neighborhoods areas with sewer service.		Did not occur.	
Program 7.5 – Encourage and support the Carlton Hotel mixed-use project.	34 very low	Project was not completed due to developer financial problems.	
Goal 8: Maintain and Conserve the Existing Housing Stock			
Policy 8a – Encourage conservation and preservation of neighborhoods and sound housing stock.			
Policy 8b – Encourage maintenance and repair of existing owner-occupied and rental housing.			
Policy 8c – Encourage rehabilitation of substandard and deteriorating housing through code enforcement and compliance efforts.			
Policy 8d – Encourage conservation and preservation of houses and neighborhoods of historical and architectural significance.			
Policy 8e – Discourage replacement of existing lower cost housing with newer higher cost housing unless (1) the lower cost units at risk can be conserved, or (2) an equal number of new units for similar lower income persons are included in the new project.			
Program 8.1 – Continue to participate in federal grant programs, such as CDBG, to obtain loans and/or grants for housing rehabilitation.		Participation is ongoing.	
Program 8.2 – Continue to enforce UBC standards.		Enforcement is ongoing.	
Program 8.3 – Continue to provide technical assistance and information to the public, when requested, on interpreting building code requirements for rehabilitation.		Assistance and information continues to be made available.	
Program 8.4 – Implement the Historic Site (HS) overlay zone to help preserve and protect historic structures and homes.		Overlay zone was not implemented.	Amend the Zoning Ordinance.
Program 8.5 – Apply an appropriate amount of the City's annual share of CDBG funds toward rehabilitation of existing housing units.		Allocation occurs as part of the annual budget process.	
Goal 9: Encourage Energy Conservation in Housing Stock			
Policy 9a – Continue to make residents aware of available energy saving techniques and public utility rebates.			
Policy 9b – Encourage solar and other innovative energy designs when consistent with State and local ordinances.			
Program 9.1 – Continue to strictly enforce the State energy standards of Title 24.		Enforcement is ongoing.	
Program 9.2 – Continue to provide handouts on energy requirements, particularly with emphasis on remodels and additions.		Assistance and information continues to be made available.	
Goal 10: Ensure Adequate Housing for People with Special Needs			
Policy 10a – Provide a wide range of housing opportunities, including manufactured housing, elderly housing, second units, and any form of housing proven as a reliable source.			
Policy 10b – Maintain flexible zoning standards that allow variations in development standards to house special groups, such as the elderly and the handicapped.			
Policy 10c – Cooperate with non-profit housing and social service agencies, and pursue grants to provide housing opportunities for special groups, such as the homeless and battered women.			
Policy 10d – Encourage lending institutions to back loans for innovative projects for special needs groups.			

City of Atascadero
General Plan Housing Element

Program Summary	Quantified Objective	Achievement	Further Progress Needed
<i>Policy 10e – Ensure full compliance with the Americans with Disabilities Act, and continue to enforce the handicapped provisions of the UBC.</i>			
Policy 10f – All persons shall have equal access to sound and affordable housing, regardless of race, religion, age, sex, marital status, ancestry, national origin or color.			
<i>Policy 10g – Encourage development of 3-bedroom units as a method to increase housing opportunities for large families.</i>			
Program 10.1 – Promote equal access to decent housing through education, assistance programs and compliance with applicable laws.		Adopted City policy is actively pursued.	
Program 10.2 – Continue to support the efforts of the Homeless Coalition and local religious groups to provide shelter for the homeless.		Rotating homeless shelter program has been in place at local religious organizations since November 2001.	
Program 10.3 – Consider adopting an ordinance that allows second units in compatible neighborhoods subject to specific development standards.		An ordinance was not adopted.	Amend the Zoning Ordinance.
Program 10.4 – Complete acquisition and rehabilitation of the North County Women's Resource Center's shelter.		Completed	
Program 10.5 – Encourage 3-bedroom units during project review, and work with People's Self-Help Housing to assist larger lowincome families with acquiring federal rental assistance.		The Hidden Oaks apartment complex is expected to provide 12 three-bedroom units by winter 2002.	
Goal 11: Increase Housing Assistance			
Policy 11a – Encourage rental assistance, including by participating in available State and federal programs.			
<i>Policy 11b – Continue to participate in the HUD CDBG entitlement program.</i>			
<i>Policy 11c – Consider applying, if eligible, for Home Investment Partnership funds through HCD.</i>			
Policy 11d – Consider activating the City's Redevelopment Agency.			
<i>Policy 11e – Prioritize new construction of assisted housing.</i>			
Policy 11f – Make assistance available for existing housing.			
<i>Policy 11g – Offer the first available choice to people who need housing assistance.</i>			
<i>Policy 11h – Participate in housing assistance efforts, such as with Peoples Self-Help Housing.</i>			
Policy 11i – Encourage, and support expanding the role of, the San Luis Obispo Housing Authority in Atascadero.			
<i>Policy 11j – Coordinate with agencies such as HUD and FHIA to stay informed about appropriate, available assistance.</i>			
Program 11.1 – Begin participation in the Mortgage Credit Certificate program to provide federal income tax credit to qualified first time home buyers.		MCC participation has not yet occurred.	Initiate MCC participation.
Program 11.2 – Target the City's CDBG entitlement share toward the housing needs of low income and special groups.	\$207,000 per year	Funds are targeted each year.	

D. Population and Employment Trends

1. Population

Data sources are specifically cited throughout the Housing Element. Some of the U.S. Census data used in this housing element are from 1990 because not all of the 2000 data were available in time for this update. Most projections are from a January 2002 report by the San Luis Obispo County Council of Governments (SLOCOG). Some data and estimates are from the State Department of Finance (DOF). Both SLOCOG and DOF estimates differ from census data for 2000.

The population of Atascadero grew 14.1% during the 1990s, with the majority of that increase occurring in the second half of the decade. The City is expected to continue to grow at roughly the same rate until at least 2010.

Table V-2: Population Estimates and Projections, 1990-2020

Population	1990	1995	2000	2005	2010	2015	2020
City	23,138	23,982	26,411	28,588	29,904	31,150	33,860
Increase		844	2,429	2,177	2,562		
Percent Increase		3.6%	10.1%	8.2%	9.0%		
Annual Rate of Increase		0.7%	2.0%	1.6%	1.8%		

• Source: DOF, Census, SLOCOG

In evaluating housing needs, it is important to distinguish between the household population (those people living in single-family homes, condominiums, apartments, mobile homes or other housing units) and the group quarters population, those people living in institutions such as nursing homes, dormitories, or prisons. Except for the roughly 1200 inmates at Atascadero State Hospital (which was annexed to Atascadero in the 1990s), only 1 percent of the City population (less than 200 people) lived in group quarters in 2000, down slightly from 1990 (Table V-3). The remainder lives in households.

Table V-3: Household and Group Quarters Projections

Population	1990	2000
In Households	22,888	24,945
Increase		1,800
Percent Increase		5.9%
Annual Rate of Change		1.0%
In Group Quarters (<i>non-institutional</i>)	250	184
Increase		66
Percent Increase		-26.4%
Annual Rate of Change		-5.3%

Source: Census, SLOCOG

The ethnic composition of Atascadero did not change significantly from 1990 to 2000 (Table V-4). Hispanics of all races increased from 8.5 percent to 10.5 percent of the total population. Some of the recorded changes in the City's ethnic composition appear to be due to annexation of Atascadero State Hospital.

Table V-4: Ethnic Composition

Population Group	1990		2000	
	Number	Percent	Number	Percent
White (non-Hispanic)	21,747	94.0%	23,451	88.8%
Black	260	1.1%	623	2.4%
Hispanic (all races)	1,972	8.5%	2,783	10.5%
Native-American (non-Hispanic)	270	1.2%	247	0.9%
Asian	262	1.1%	336	1.3%
Other (non-Hispanic)	589	2.5%	1,754	6.6%

• Source: U.S. Census. Totals exceed population because individuals may report more than one race.

2. Households

The Census Bureau defines a household as "a person or group of persons who live in a housing unit." The people who make up a household do not have to be related. Census and SLOCOG projections show the number of households continuing to increase in the City (Table V-5). The number of households grew 11.4 percent from 1990-2000 (Table V-5). Household growth is expected to continue, but not at as high a rate as population. As a result, average household size (2.62 in 2000, according to the Census) is expected to increase in Atascadero, as well as in San Luis Obispo County and statewide.

Table V-5: Households, 1990 and 2000

Households	1990	2000
City Only	8,557	9,531
Increase		974
Percent Increase		11.4%
Annual Rate of Increase		1.1%

• Source: Census, SLOCOG

The majority of homes in Atascadero have two or fewer occupants (refer to Table V-6). About 10 percent households in 2000 housed five or more persons. According to the 2000 Census, homeowners occupy 63.5 percent of housing units (up from 60.5 percent in 1990), and the vacancy rate was 0.9 percent for ownership units and 2.7 percent for rental units.

Table V-6: Household Size and Ownership, 2000

Persons/ HH	Owner	Renter	Total	Percent
1	1,061	1,033	2,094	22%
2	2,456	921	3,377	35%
3	1,012	601	1,613	17%
4	1,058	445	1,503	16%
5	426	194	620	7%
6	155	57	212	2%
7 or More	81	31	112	1%
Total	6,249	3,282	9,531	100

• Source: Census

3. Employment

The effect of employment trends on planning for housing is measured through the ratio of jobs to housing. If a City does not have enough units to house the workers employed in the City, the cost of housing is pushed up as people compete for the limited number of units. Workers who lose out in that competition must find housing elsewhere and commute to work, increasing traffic problems in and between the cities where they live and work.

The jobs/housing balance can be expressed in two ways: as the ratio of jobs to households; or as the ratio of jobs to employed residents (Table V-7). In 1990, Atascadero had fewer jobs than employed residents, which means the City was a net provider of housing for those who work in other communities. Census 2000 data is expected to confirm the continuation of this trend.

Table V-7: Jobs/Housing Balance, 1990

Component	Number
Jobs	16,900
Households	15,138
Employed Residents	21,796
Jobs per Household	1.1
Jobs per Employed Resident	0.8

• Source: Census, DOF

E. Housing Needs

As part of the housing element law, the State has adopted a process for determining each local jurisdiction's fair share of regional housing needs. The process begins with the state Department of Housing and Community Development (HCD) meeting with each regional council of governments to determine the need for new housing in that region. The regional council of governments is then required to determine what share of that regional housing need should be assigned to each city and county. The requirements for each jurisdiction include a share of housing needs for all income levels: very low income (less than 50 percent of the area median income); low income (50-80 percent of median income); moderate income (80-120 percent of median income); and above moderate income (more than 120 percent of median income).

SLOCOG and HCD determined that the county has a need for 22,460 new housing units during the period from January 1, 2001 to July 1, 2008. SLOCOG allocated shares of this need to cities by calculating each city's share of the projected increase in the number of jobs and households during that period. Cities are also assigned a share of the housing needs for their spheres of influence. Atascadero's share of regional housing needs is 1,713 units over the 7.5-year period, or 228 units per year: 20 percent of the units are needed for very low income households, 14 percent for low income households, and 20 percent for moderate income households (Table V-8).

Cities are not expected to actually produce this number of units; it is assumed that production of housing will be carried out primarily by the private sector and will be affected by market conditions and other factors beyond a City's control. Instead, the City must create conditions through zoning and land use policies that would allow the private sector to construct the targeted number of units. If the housing element shows that current conditions would not permit meeting the targets, the City is expected to develop policies and programs to create conditions under which the units could be constructed. These policies and programs can include rezoning or other changes in land use policies, direct City subsidies to developers, or participation in County, State, or federal programs to assist in the production of housing.

A total of 214 units (19 of which are deed-restricted low income) constructed since January 1, 2001 count towards the requirement.

Table V-8: City Share of Regional Housing Need, 2001-2008

Income Category	% of City 1990	Units Needed 2001-2008	Built Since 1/1/2001	Assisted Units	Needed
Very Low (<50% median)	20%	343	1		341
Low (50-80% median)	14%	239	70	19	150
Moderate (80-120% median)	20%	343	43		300
Above Moderate (>120% median)	46%	788	100		688
Total	100%	1,713	214		1,499

• Source: CA Dept. of Housing and Community Development, SLOCOG, City of Atascadero

Age Distribution

The population of the City appears to be aging. The proportion of people under 25 years old declined from 1990 to 2000 and is projected to continue to decrease. The number of people 25-44 years old declined most significantly during the 1990s, which also may account for a recorded drop in school enrollment. The proportion of people over 45 grew significantly, with the number of seniors projected to continue to increase.

Table V-9: Age Distribution, 1990-2000

Age Group	1990	2000
<25	37.4%	33.9%
25-44	34.9%	28.7%
45-64	16.4%	25.8%
65+	11.2%	11.5%
<i>Median Age</i>	<i>N/A</i>	<i>38.2</i>

• Source: Census

The majority of seniors continue to live in family households, either with a spouse, children or other relatives (Table V-10); however, the total number of senior households declined from 2,599 in 1990 to 2114 households in 2000. Elderly women are more likely to live alone: in 2000, 27 percent of women over 65 lived alone in, compared to 9.0 percent of men. Among senior households, more than 80 percent are homeowners, according to the 2000 Census.

Elderly individuals are typically on fixed incomes and in need of affordable housing and/or housing cost assistance. Seniors may also require assistance with domestic chores and activities, such as driving, cooking, cleaning, showering or even climbing stairs. For elderly people who

live alone, or who don't have relatives able to care for them, the need for assistance may not be met.

Table V-10: Household Type for Persons 65 Years and Over, 2000

Household Type	Amount	Percent
Family Households	1,099	52%
Group Quarters	246	12%
Male Living Alone	188	9%
Female Living Alone	581	27%
Total 65 Years and Over	2,114	100%

- Source: Census

Table V-11: Senior Housing Facilities, 2001

Facility	Capacity	Location
Atascadero Christian Home	78	8455 Santa Rosa Rd.
Casa Castano	6	7680 Castano Rd.
Country Living Senior Home	8	4930 Sycamore Rd.
Garden View Inn	15	7105 San Gabriel Rd.
Lakeside Guest Home	11	9220 Mt. View Rd.
Palomar Place	6	8891 Palomar Pl.
Paradise Valley Care	6	9525 Gallina Ct.
Total	132	

• Source: CA Dept. of Social Services

In 2001, there were seven residential and group care units for seniors in Atascadero (Table V-11). In meeting the needs of the increasing elderly population, the following factors must be considered:

- limited remaining sites suitably zoned for senior housing;
- decreasing State and federal funding to provide additional housing for seniors; and
- physical and/or other restrictions that may limit seniors' ability to maintain their own health and/or the condition of their home.

1. Disabled Population

Disabilities may affect a person's housing needs in two ways: a mobility or self-care limitation may require modifications to housing to accommodate the disability; and a work disability may limit a person's ability to afford adequate housing. Some individuals may have more than one type of disability. Disabilities are much more common among the elderly population. Appropriate modifications to housing units can assist those with mobility and self-care limitations to remain in their homes or to find housing.

Housing assistance programs for lower income households can help those whose incomes are limited by work disabilities. State Administrative Code Title 24 requires that places of employment, housing, public accommodation, commercial facilities, transportation, communications and public services be accessible to persons with disabilities.

2. Large Families and Overcrowding

In 1990 10.1 percent of Atascadero households had five or more persons in 1990 (Table V-6), and these large households may experience significant housing problems. Large households who are renters have less choice in finding suitable units, particularly because renter-occupied households are much less likely to have three or more bedrooms.

While large households may often be overcrowded (defined as more than one person per room), smaller households may also find themselves in overcrowded conditions when their incomes are too low to afford adequate housing. However, overcrowding historically has not been a major problem in Atascadero (Table 12). In 1990, 8.3 percent of renter households and 2.8 percent of owner households were overcrowded.

Table V-12: Overcrowded Conditions, 1990

Persons per room	Percent of Households	
	Owners	Renters
More than 1	2.8%	8.3%
More than 2	0.1%	0.8%

• Source: 1990 Census

3. Single-Parent Households

Table V-13 shows that 10.8 percent of Atascadero households are single-parent families, the majority headed by women. Housing problems for this group can be significant. Any household with only one person able to earn wages is at a significant disadvantage in the housing market, and single parents may have to take more time off from work to care for their children. Many single-parent households are at a high risk of becoming homeless because of their lower incomes and the lack of affordable housing and support services. Planning for housing development to serve single-parent families may require on-site child-care facilities.

Table V-13: Household Type and Presence of Children, 2000

Household Type	Households	Percent
Married-couple Family		
With own children under 18 years	2,390	25.1%
No own children under 18 years	2,896	30.4%
Other Family		
Male Householder, no wife present		
With own children under 18 years	290	3.0%
No own children under 18 years	147	1.5%
Female Householder, no husband present		
With own children under 18 years	745	7.8%
No own children under 18 years	344	3.6%
Non-family Households	2,719	28.5%
Total	9,531	100%

• Source: Census

4. Persons in Need of Emergency Shelter

State housing element law requires the analysis of the special housing requirements of persons and families in need of emergency shelter, and identification of adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate the development of emergency shelters and transitional housing.

Atascadero participates in local efforts to assist the homeless and those in need of temporary shelter. ECHO, a non-profit organization that addresses homelessness issues, has created a rotating homeless shelter that utilizes religious facilities in the City.

5. Farmworkers

The number of farmworkers in Atascadero is difficult to quantify. With 10.7 percent of the County population, the city might be expected to house that proportion of farmworkers, which would be about 550 migrant and 640 seasonal, according to 2000 Migrant Health Program data. Although there are very few agricultural parcels in the city, Atascadero is surrounded by land devoted to agricultural uses, including vineyards. The need for farmworker housing is expected to grow with the increase in the amount of land in the region devoted to vineyard and wine making operations. However, many farmworkers may be housed on-site at agricultural operations outside Atascadero. Farmworker housing is allowed in the Residential Suburban zoning district as an accessory use to agricultural operations.

F. Income and Ability to Pay

Overpayment for housing is a problem for many Atascadero households, particularly renters. About one-fourth of households were paying more than 35 percent of income for housing in 1990 (Table V-14). Generally, if a household spends more than 30 percent, it is considered to be overpaying for housing.

Overpayment is much more of a problem for people with limited incomes. Of those earning less than \$20,000 in 1990 (approximately equal to the very low income category described above), more than 63 percent were overpaying, including more than 75 percent of renters. Renters are more likely to be overpaying, especially in the lowest income category. Of households earning less than \$20,000 in 1990, Census data indicates that 1,043 renter households and 320 owner households in Atascadero paid 30 percent or more for housing, according to HCD.

Overpayment has become more prevalent over the last decade as housing prices have risen. Data collected by Peabody & Plum Realtors shows that the average home price in Atascadero in 2001 was \$237,000, up more than 20 percent from the previous year. In January 2002 the Multiple Listing Service included 60 single-family homes for sale in Atascadero with asking prices ranging from \$180,000 to \$490,000, and an average asking price of \$290,000. Only six condominiums were listed for sale, ranging in price from \$141,000 to \$224,000.

Table V-14: Percent of Income Paid for Housing, 1990

Household Income	Owners		Renters		All Households	
	HH	Percent	HH	Percent	HH	Percent
Less than \$20,000						
Less than 35 percent	245	45%	247	21%	492	37%
35 percent or more	296	55%	527	79%	823	63%
\$20,000 - \$34,999						
Less than 35 percent	561	60%	869	87%	1,430	74%
35 percent or more	372	40%	132	13%	504	26%
\$35,000 - \$49,999						
Less than 35 percent	942	77%	484	99%	1,126	79%
35 percent or more	288	23%	5	1%	293	21%
\$50,000 +						
Less than 35 percent	1,597	91%	303	100%	1,900	93%
35 percent or more	150	9%	0	0	150	7%

• Source: U.S. Census 1990; Some households not computed

Comparing home prices with the amount a household would usually be expected to pay for housing (Table V-15) indicates that only moderate and above-moderate income households could afford to purchase a single-family home in 2002 (based on the 2000 median income for San Luis Obispo County of \$50,200). Low-income households might be able to purchase small condominiums but only if willing and able to pay much more than 30 percent of income for housing. Very low income households could not afford to purchase homes.

Table V-15: Ownership Affordability, 2000

Income Category	% median	Income Limit	Affordable Home Price
Very Low	50	\$25,100	\$63,500
Low	80	40,160	120,200
Median	100	50,200	153,000
Moderate	120	60,240	200,000

- Assumes 30% of income spent for mortgage, 10% downpayment and 7%, 30-year fixed-rate loan

Contrary to housing prices, rents in the City generally were affordable in 2002. Rents for apartments in January 2002 averaged \$650 for one-bedroom units and \$750 for two-bedroom units. A low-income household could afford one-bedroom and some two-bedroom apartments, and median-income households could afford two-bedroom apartments (Table V-16). A very low income household, however, would be limited to lower end one-bedroom units. Large families might find the rental situation particularly difficult, as very few apartments with three or more bedrooms are available in the City.

Table V-16: Rental Affordability, 2000

Income Category	% median	Affordable Rent/Mo.
Very Low	50	\$625
Low	80	1,000
Median	100	1,250
Moderate	120	1,500

- Assumes 30% of income spent for rent

G. Housing Supply

Residential construction in the City declined significantly in the 1990's compared to the 1980's, but that trend appears to be changing: 2001 was the first year with more than 200 new units built since 1987. City records from 2001 show that the majority of housing units in Atascadero

were single-family homes (Table IV-17). Some of the 31.7% percent of units in multifamily buildings are in mixed-use developments, and Atascadero also has a significant number of mobile homes.

Table V-17: Housing Unit Type 2001

Type of Home	Units	% of Total Units
Single-Family	6,001	62.1%
Multifamily	3,062	31.7%
Mobile Homes	600	6.2%
Total	9,663	100%

• Source: City of Atascadero

H. Rehabilitation Need

The need for rehabilitation of housing is generally a function of age and maintenance level (Table V-18). Homes built before 1970 are more likely to need rehabilitation. The large portion of the housing stock built between 1940 and 1960 may require replacement of basic plumbing, heating, and electrical systems (if not already upgraded), and the small number of houses more than 60 years old could be in serious need of rehabilitation.

Rehabilitation needs can be complicated by an aging population and high housing costs. Elderly people may be less able to maintain their homes, and people paying a high proportion of their incomes for mortgages may have little left over for maintenance and replacing major building components. High housing costs can also lead to more rapid deterioration as more people crowd into units to afford rents or mortgages.

A total of 127 affordable or below market rate units have been developed in the city through the utilization of Redevelopment Housing Set-aside, HCD Multifamily Housing Program, federally subsidized Section 221 (d)(4), Section 8 or Section 202 programs, Community Development Block Grants, and tax-exempt bond financing (Table V-19). Additional funding available to preserve at-risk units in the city include HOME funds and administrative fees collected by the County Housing Authority. Local entities capable of acquiring and managing at-risk units in Atascadero include People's Self-Help Housing, which have expressed interest in working with the City to preserve housing affordability.

Table V-18: Age of Homes, 1990

Year Built	Percent
1939 or earlier	6.1%
1940 - 1979	56.0%
1980 - 1990	37.9%

I. At-risk Units

Housing elements are required by State law to include an inventory and analysis of federally assisted multi-family housing units "at risk" of conversion to market-rate housing. The inventory has to account for all units for which subsidies expire within the period starting at the statutory date for housing element revision and running for the following 10 years. In Atascadero 19 subsidized units are at risk of conversion to market rate during the 10-year period from 2001-2011 (Table V-19). Rehabilitation averages about \$40,000 per unit, versus an average of \$135,000 to replace a unit in the city.

Table V-19: Assisted Housing Units

Development	Units	Affordable Units	Subsidy	Date Deed Restrictions Expire
California Manor	95	89	USDA Rural Dev. Loan	2006
Hidden Oaks Apts.	90	18	City 25% bonus	2012
Macadero Garden Apts.	19	19	Subsidized Loan	2002
Robles/Sombrilla	4	1	City 25% bonus	2012
Total	208	127		

J. Affordable Housing Development Potential

Table V-20 shows that most of the undeveloped residential land in Atascadero is designated for single-family housing. However, a significant number of multifamily units could be constructed on land designated for medium and high density residential use. The construction of 18 affordable units since in 2001 in High Density Residential areas demonstrates that the 16-units / acre density indeed facilitates low-income housing development. The zoning ordinance

currently requires a conditional use permit for multi-family developments consisting of 12 or more units.

Table V-20: Vacant Residential Land, 2001

Land Use Designation	Units/ Acre	Parcels	Acres	Potential Units
Rural/Suburban	0.1-0.4	598	2,895.1	1,214
Single Family Low (SFR-Z)	0.4-0.6	83	110.4	180
Single Family Medium (SFR-Y)	1	214	175.2	663
Single Family High (SFR-X)	2	77	85.4	253
Med. Density Residential	10	161	44.0	142
High Density Residential	16	103	62.8	1,809
Total		1,236	3,372.9	4,261

Current City policy calls for adopting inclusionary housing provisions that would require developers to provide a percentage of affordable units in multi-unit projects.

City policy also calls for amending the Zoning Ordinance to allow second units on residential lots with a conditional use permit in the RSF-Y zoning district. A second unit may be attached to the primary structure, does not exceed a fixed size, and has cooking, eating, sleeping, and full sanitation facilities. Second units can be an important source of affordable housing since they can be constructed relatively inexpensively and have no associated land costs. Second units can also provide supplemental income to homeowners, thus allowing seniors to remain in their homes or moderate-income families to afford mortgages.

State law allows the City Redevelopment Agency to acquire land and subsidize and encourage new development, and requires the agency to set aside 20 percent of revenues for the development of affordable housing. Table V-21 lists specific sites potentially available for development of low income housing projects. Based on estimated tax increment collections, the Redevelopment Agency will be able to spend \$115,000 annually of affordable housing projects.

Table V-21: Potential Sites for Low Income Housing

APN	Address	Acres	GP 2025 Zoning District	Max GP 2025 Net Unit Yield	Potential Income Category Yield				Site Constraints **
					VL	L	M	AM	
049-151-011	2705 El Camino Real	2.4	HDR	38	2	4	8	24	Slope Stability; Nice SFR @ Middle (to be retained)
049-151-009	2605 El Camino Real	2.4	HDR	38	2	4	8	24	Slope Stability; Vacant; 2 Lg Oaks
049-151-020	2455 El Camino Real	1.8	HDR	28	1	3	6	18	Slope Stability; SFR
049-151-056	2453 El Camino Real	1.8	HDR	28	1	3	6	18	Slope Stability; Vacant
049-112-018	5505 Del Rio	2.0	MDR	20	1	2	4	13	SFR; Remainder Vacant; Sm Trees
049-112-019	4999 Del Rio	1.3	MDR	13	1	1	3	8	SFR
049-163-042	3705 El Camino Real	1.0	HDR	16	1	2	3	10	SFR @ Rear
049-163-045	3755 El Camino Real	2.0	HDR	32	2	3	6	21	SFR @ Rear; Trees in Front
049-163-044	3755 El Camino Real	1.9	HDR	30	2	3	6	19	SFR @ Front; Remainder Vacant
029-253-008	5600 Traffic Way	1.1	HDR	2*	0	0	2	0	Historic SFR (to be retained); Lg Swale, Mod Slope, Trees
030-081-003	7250 Santa Ysabel	1.2	HDR	19	1	2	4	12	Small SFR; 1 Lg Oak Tree
030-512-008	Arcade @ Centro	1.4	GC	22	1	2	4	15	2 SFR's; Auto Junk Yard Most of Site
030-511-001	0 Arcade	0.6	GC	4	0	0	0	4	Lg Oak on Corner
030-501-003	8934 Solono	1.5	GC	24	1	2	5	16	Lumber Yard; Large Metal Canopies; Moderate Slope
030-522-030	8555 El Centro	3.4	SFR	6	0	1	1	4	Vacant; Some Oaks
030-491-018	0 Gusta	1.1	GC	17	1	2	3	11	Vacant; Wetland Swale; Soil Mounds; Lg Oaks
030-491-015	0 Gusta	1.1	GC	17	1	2	3	11	Vacant; Wetland Swale; Soil Mounds; Lg Oaks
030-502-039	9082, 9045 Gusta	1.5	GC	19	1	2	4	11	Building Material Yard Business
030-472-009	9705 El Camino Real	1.0	MDR	10	1	1	2	6	Vacant; 2 Lg Oaks
030-461-054	9385 Musselman	1.5	MDR	15	1	2	3	9	2 Small SFR; Remainder Vacant
045-361-027	9400 San Rafeal	1.1	MDR	11	1	1	3	6	SFR; Along 101
045-358-010	1200 La Costa	2.9	HDR	46	2	5	9	30	1 SFR & Guest House; next to 101
045-342-013	0 El Camino Real	12.4	MU-PD (F-H)	148*	7	15	30	96	Along 101, Lg Drainage @101; Hilly; A Few Trees; Flood Overlay District
045-321-020	10785 El Camino Real	2.0	HDR	32	2	3	6	21	Small SFR; Flat Site
045-321-021	0 El Camino Real	2.0	HDR	32	2	3	6	21	Vacant; Flat Site
045-321-022	0 El Camino Real	1.0	HDR	16	1	2	3	10	Vacant; Flat Site
045-321-023	0 El Camino Real	5.0	HDR	90 ***	0	18	0	72	Hidden Oaks Apartments
056-131-018	0 Portola	6.2	GC	99	5	10	20	64	Vacant; Along 101 Off-Ramp; Soils Mounds
056-111-027	8855 Portola @101 North	2.4	GC	38	2	4	8	24	1 Sm SFR
031-052-024	7105, 7055, 7025 Morro @ Atascadero	1.4	MDR	14	1	1	3	9	Lower Flat Site w/ Several Willows
031-161-024	7955 Curbaril	1.5	HDR	24	1	2	5	16	Vacant Converted SFR to Office on Corner; Remainder Vacant w/ 2 Lg Oaks
030-481-006	Principal/Las Lomas	1.6	HDR	19*	1	2	4	12	Vacant; Moderate Slope
030-481-005	9500 El Camino Real / Las Lomas	2.0	HDR	24*	1	2	5	16	Vacant; Moderate Slope w/ Tree Grove
049-163-043	5725 El Camino Real	1.4	HDR	22	1	2	4	15	Vacant; SFR @ Rear
049-151-037	2325 El Camino Real	2.4	MDR/GC	12+19	2	3	6	20	SFR @ Rear; Front Vacant
049-151-041	2205 El Camino Real	2.4	MDR/GC	12+19	2	3	6	20	Vacant
049-151-040	2115 El Camino Real	2.4	MDR/GC	12+19	2	3	6	20	Sm SFR @ Middle; Remainder Vacant

					Potential Income Category Yield				
049-151-005	2405 El Camino Real	2.5	MDR/GC	12+20	2	3	6	21	Sm SFR @ Middle; Remainder Vacant
049-151-008	2555 El Camino Real	2.5	MDR/HDR	8+15*	2	3	7	21	Nice SFR @ Mid Site w/ 1 Lg Oak (to be retained)
030-283-005	6905, 6955 Navajoa 7765, 7755 San Andres	1.9	HDR	30	2	3	6	19	Vacant; Flat; Lg Cottonwood, Locust, Native Tree Grouping @ Center of Site.
TOTAL				1,201	60	129	224	787	

- Legend
- MRD - 10/Units/Acre
- HRD - 16 Units/Acre
- GC - 16 Units/Acre
- CR - 16 Units/Acre
- SFR- 4 Units/Acre

- Notes
- * Density Reduced Due To Site Constraints
 - ** Infrastructure exists for all lots except 030-491-015 which may require approx. 100-foot utility/Gusta Road improvements; and 045-342-013 may require utilities on San Diego Road.
 - *** - 18 units of Low (L) affordable deed-restricted units under construction.

- Maximum Potential By Income Category Assumptions
- Very Low (VL) - 5% of total yield
 - Moderate (M) - 20% of total yield
 - Low (L) - 10% of total yield
 - Above Moderate (AM) - Remaining units

K. Constraints On Housing Production

1. Governmental Constraints

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain development and affordability of housing, state law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

The primary governmental constraint on housing production is the limitation on the number of units in a given area imposed by the General Plan and Zoning Ordinance. The small amount of land available for multifamily housing development could be a significant constraint to meeting Atascadero's share of the regional housing need. Any other land utilized for this purpose would have to be rezoned, or given substantial subsidies and/or density bonuses in order for development to occur.

Housing production may be constrained by development review procedures, fees, and standards (Table V-22). Residential projects proposed in Atascadero may be subject to design, environmental, zoning, subdivision and planned unit development review, use permit control, and building permit approval, which together can take 16 weeks for a single family and multifamily projects requiring discretionary approvals. Compliance with the standards of the City's Appearance Review Manually generally does not add to the cost of housing, as those provision usually do not require use of more expensive materials or methods than typically proposed.

The regulations and fees are mandated by State law or deemed necessary to protect the health, safety, and welfare of the community and protect existing residents from the otherwise external costs of new development. Fees collected by the City in the review and development process are limited to the City's costs for providing these services, and 57 percent of development fees are imposed by agencies outside the City's control.

Table V-22: Development Fees

Item	Cost
City Fees	
Planning and Building	\$3,495
Development	\$2,222
Sewer Connection	\$578
Total City Fees	\$6,295
Other Agency Fees	
School District	\$5,125
Water Connection	\$3,310
Total Other Agency Fees	\$8,435
Total Fees	\$14,730

- For construction of a 2,000 s.f. house with a 500 s.f. garage in USL

Atascadero employs the Uniform Building Code and Standards, National Fire Code, Uniform Fire Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code and State Health and Safety Code. No City amendments to these codes significantly affect housing costs (the Plumbing Code has been amended to address large-lot development with septic systems).

Energy conservation measures can add to construction costs but can reduce housing costs for occupants. The City Building Inspection division enforces the State energy building code (Title 24) through its plan checking process. These regulations establish insulation, window glazing, air conditioning and water heating system requirements. City environmental review may also require measures to reduce energy consumption. The City Housing Rehabilitation Loan Program and County Neighborhood Preservation program often include attic and exterior wall insulation, door and window repair or replacement, weather stripping and caulking, duct insulation and water heater blankets in rehabilitation projects.

Atascadero and other agencies also require the installation of certain on-site and off-site improvements to ensure the safety and livability of residential neighborhoods. On-site improvements typically include streets, curb, gutter, sidewalk, and utilities, and amenities such

as landscaping, fencing, open space, and park facilities. Off-site improvements typically include:

- Sections of roadway, medians, bridges, sidewalks, and bicycle lanes.
- Drainage, including sections of underground pipe, swales, and ponding areas.
- Sewage collection and treatment.
- Water systems, including lines, storage tanks, and treatment plants (Atascadero Municipal Water Company).
- Public facilities for fire, school, and recreation.
- Seismic hazard repair and maintenance where appropriate.

The costs of on-site and off-site improvements, which average about \$30.00 per square foot for single family residential and \$20.00 per square foot for multi-family residential construction usually are passed along to the homebuyer as part of the final cost of the home.

Table V-23: Development Costs

Item	Single Family	Multi-Family
Unimproved Land Cost	\$38 / sf	\$42 / sf
Site Improvements Costs	\$30 / sf	\$20 / sf
Building Costs	\$90 / sf	\$76 / sf
Total Construction Cost	\$158 / sf	\$152 / sf

2. Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions that local governments might take to offset the effects of such constraints. The primary market constraints to the development of new housing are the costs of constructing and purchasing new housing.

Costs associated with the acquisition of land include the market price of land and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Land costs in Atascadero are estimated at about \$38.00 per square foot for single family residential and \$42.00 per square foot for multi-family residential parcels. Among the variables affecting the cost of land are its location and amenities, the availability and proximity of public services, and the financing arrangement made between the buyer and seller.

Another primary nongovernmental constraint is the high cost of producing housing, especially multifamily projects. Production of attached condominiums, which provided significant housing supply for low and moderate income families in the 1990s, has diminished sharply statewide, from 18,700 new units in 1994 to 6,000 new units in 1999. Attached condominiums built in 1999 accounted for 4.1 percent of new housing starts. Most new condominiums are beyond the affordability of low income households, with some priced above \$200,000.

The cost and availability of capital financing affect the overall cost of housing in two ways: first, when the developer uses capital for initial site preparation and construction and, second, when the homebuyer uses capital to purchase housing. The capital used by the developer is borrowed for the short-term at commercial rates, which are considerably higher than standard mortgage rates. Construction financing is difficult to obtain for multifamily construction, which poses a significant constraint on the production of affordable housing in Atascadero.

L. Consistency with Other General Plan Elements

State law requires that a general plan and all of its elements comprise an "integrated, internally consistent and compatible statement of policies." This goals, policies and programs of this housing element are consistent with the goals, policies and programs contained in other elements of the General Plan.

M. Housing Element Goals, Policies, And Programs

In some cases programs implement more than one policy. Programs generally include a statement of specific City actions necessary to implement the program and identify the City department or other agency responsible for implementation, quantified objectives (where applicable), and a timeframe for completion.

The following goals, policies and programs have been established to address housing issues in Atascadero, and to meet State law housing requirements.

Goal HOS 1: Promote diverse and high quality housing opportunities to meet the needs of all segments of the community.

Policy 1.1: Encourage steady production of new housing, including mixed-use projects in commercial land use areas, to meet the needs of all household types in the City.

Programs:

1. Designate adequate sites and implement programs to help meet the City Regional Housing Needs Allocation.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: Concurrent with General Plan Update
Quantified Objective: N/A

2. Continue to allow mixed residential and commercial development in the Downtown Zoning District.

Responsible Agency: Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: 1 very low income units/year
8 low income units/year

3. Continue to allow small lot single family homes in planned developments in multi-family areas not appropriate for large complexes.

Responsible Agency: Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: 10 moderate income units/year

4. Amend the Zoning Ordinance to allow single family development at densities of 4-units per acre in the SFR-X zoning district through a Planned Development process.

Responsible Agency: Planning Commission, City Council

Timeframe: Short-term
Quantified Objective: 12 moderate income units/year

5. Require the use of specific plans for residential projects of 100 or more units.

Responsible Agency: Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: 5 low income units per year

6. Adopt an ordinance to allow the use of Specific Plans throughout the City to facilitate the production of affordable housing via such means as reduction in setbacks, shared parking, and mixing of uses and housing types.

Responsible Agency: Planning Commission, City Council
Timeframe: 2003
Quantified Objective: N/A

7. Continue to allow manufactured housing and group housing in accordance with State law.

Responsible Agency: Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: 3 very low income units per year

8. Support the extension and expansion of sewer service along both the north and south ends of El Camino Real to serve higher density residential areas by allocating the funding necessary through the City's Capital Improvement Program.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: 2003-2005
Quantified Objective: 2 very low income units per year through 2006
6 low income units per year through 2006
16 moderate income units per year through 2006

Policy 1.2: Encourage a variety of high quality housing types in multi-family areas.

Programs:

1. Allow planned developments with detached units on individual lots or airspace condominiums on commonly owned lots.

Responsible Agency: Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: N/A

2. Update the zoning ordinance to require private open space and on site common recreational facilities be provided based on project size.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: 2003
Quantified Objective: N/A

Goal HOS 2: Increase Home Ownership Opportunities.

Policy 2.1: Promote development and construction of new housing units for ownership, especially by low and moderate income families.

Programs:

1. Offer a 35% (percent) density bonus for projects that include deed restricted very low, and low and moderate income housing.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: 1 very low income units per year
4 low income units per year

2. Continue to encourage, where suitable, Planned Unit Development (PD) Overlay Zones, particularly the PD-7 zone of small lot subdivisions, for single-family ownership in the RMF-10 and RMF-16 zoning districts.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: 5 low income units per year
12 moderate income units per year

3. Adopt an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: 2004
Quantified Objective: refer to 2.1.1.

Policy 2.2: Promote and encourage availability of new housing units to first time homebuyers.

Programs:

1. Participate in the Mortgage Credit Certificate program to assist first time homebuyers.

Responsible Agency: CDD, Redevelopment Agency
Timeframe: Short-term/Ongoing
Quantified Objective: 2 very low income units per year

2. Adopt an inclusionary housing ordinance that would require a fixed percentage of units within residential and commercial developments to be reserved as deed restricted affordable units or a in-lieu fee to be collected. Require new residential development of vacant lots to participate in the in-lieu fee program.

Responsible Agency: CDD, Redevelopment Agency
Timeframe: 2004

Quantified Objective: 3 very low income units per year

Goal HOS 3: Ensure that an adequate amount of rental housing exists.

Policy 3.1: Ensure that the proportion of low and moderate rental housing is not significantly reduced.

Programs:

1. Continue to work with non-profit agencies, such as the County Housing Authority and Peoples' Self-Help Housing, to convert existing units for low-and-moderate income families using available programs such as CDBG.

Responsible Agency: CDD, Redevelopment Agency
Timeframe: Ongoing
Quantified Objective: 2 very low income units per year

2. Adopt an ordinance that would conditionally allow second units in the SFR-Y land use designation subject to performance standards including:
 - a. Lots shall be a minimum of 1-acre net.
 - b. Units to be subject to a maximum square footage of 800 square feet.
 - c. One covered parking space shall be provided.
 - d. The unit shall maintain the same setback requirements as the primary residence.
 - e. The unit shall be architecturally compatible with the primary residence.
 - f. Grading and native tree impacts shall be minimal.
 - g. The unit shall be compatible with the surrounding neighborhood
 - h. A conditional use permit approval shall be required
 - i. Guesthouses shall be prohibited in the SFR-Y land use.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: 2003-2004
Quantified Objective: 3 very low income units per year

3. Amend the Zoning Ordinance to conditionally allow multi-family residential in General Commercial land use designations and to allow mixed-use developments.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: 2003
Quantified Objective: 3 very low income units per year
4 low income units per year

4. Amend the Zoning Ordinance to calculate maximum allowable densities in multi-family districts based on dwelling units, instead of bedrooms

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: 2002

Quantified Objective: N/A

Policy 3.2: Prioritize construction of additional assisted housing units.

Programs:

1. Continue to work with non-profit agencies, such as the County Housing Authority and Peoples' Self-Help Housing, to construct new units for low-and-moderate income families.

Responsible Agency: CDD, Redevelopment Agency
Timeframe: Ongoing
Quantified Objective: 3 very low income units per year

2. Encourage developers to work with agencies such as CHFA and HUD to obtain loans for development of new multifamily rental housing for low income households.

Responsible Agency: CDD, Redevelopment Agency
Timeframe: Ongoing
Quantified Objective: N/A

Goal HOS 4: Protect and conserve the existing housing stock and neighborhoods.

Policy 4.1: Encourage conservation and preservation of neighborhoods and sound housing, including places and buildings of historical and architectural significance.

Programs:

1. Update the Zoning Ordinance to require maintenance and repair of housing.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: Short-term
Quantified Objective: N/A

2. Utilize routine code enforcement to identify housing maintenance issues and expedite rehabilitation of substandard and deteriorating housing by offering technical assistance to homeowners and occupants.

Responsible Agency: CDD, Public Works Department
Timeframe: Ongoing
Quantified Objective: N/A

3. Continue to participate in federal grant programs, such as CDBG, to obtain loans and/or grants for housing rehabilitation. Apply an appropriate amount of the City's annual share of CDBG funds toward rehabilitation of existing housing units.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: \$30,000 and 14 very low income units per year

4. Expand code enforcement and neighborhood preservation programs to eliminate areas of blighted and nuisances from existing neighborhoods.

Responsible Agency: CDD, Public Works Department
Timeframe: 2003-on going
Quantified Objective: N/A

5. Amend the zoning ordinance to restrict to quantity and location of vehicles that may be stored on residential lots.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: 2003
Quantified Objective: N/A

Policy 4.2 Encourage conservation and preservation of houses that have historical and architectural significance.

Programs:

1. Implement the Historic Site (HS) overlay zone to help preserve and protect historic Colony homes.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

2. Maintain a GIS based map of protected sites.

Responsible Agency: Community Development Department
Timeframe: Short-term/Ongoing
Quantified Objective: N/A

3. Allocate in the Capital Improvement Plan a portion of the RDA housing set aside funds to rehabilitate existing housing stock within Redevelopment Project Areas.

Responsible Agency: CDD, Redevelopment Agency
Timeframe: 2002
Quantified Objective: 6 very low income units per year

4. Include in the Capital Improvement Plan RDA street and infrastructure improvement projects to benefit existing high density residential areas.

Responsible Agency: Redevelopment Agency
Timeframe: 2002
Quantified Objective: N/A

Policy 4.3: Encourage attractive architecture and site landscaping that respect terrain and native trees.

Programs:

1. Update the Appearance Review Manual to require the creative use of high quality architecture and site landscaping to reduce the perceived density of projects.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

2. Update the zoning ordinance to require specific percentages of multi-family sites to be landscaped with long term maintenance agreements.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: Short-term
Quantified Objective: N/A

3. Establish a density bonus program for multi-family residential projects with superior architecture and landscape elements that clearly exceed the minimum requirements of the applicable Appearance Review Manual provisions.

Responsible Agency: Community Development Department
Timeframe: Mid-term
Quantified Objective: N/A

4. Continue to require that native trees be preserved and incorporated into multi-family projects to the highest extent possible.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

5. Continue to maintain the sliding density scale for sloped lots in the zoning ordinance.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

Policy 4.4: Protect housing affordability where it currently exists.

Program:

1. Develop and adopt a Zoning Ordinance provision to prohibit replacement of lower cost housing with higher cost housing, unless, (1) the lower cost units can be conserved, or (2) an equal number of similar units are included in a new project.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: Short-term
Quantified Objective: No net loss of affordable units.

Goal HOS 5: Encourage energy conservation measures in new and existing homes.

Policy 5.1: Continue to make residents aware of available energy saving techniques and public utility rebates.

Programs:

1. Continue to provide handouts on energy requirements, particularly with emphasis on remodels and additions.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

2. Continue to inform residents of home energy saving techniques.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

Policy 5.2: Encourage solar and other innovative energy designs when consistent with State and local ordinances.

Program:

1. Continue to strictly enforce the State energy standards of Title 24.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

Goal HOS 6: Improve housing opportunities and living conditions for people with low and moderate incomes and those with special needs.

Policy 6.1: Ensure that all persons regardless of race, religion, age, sex, marital status, ancestry, national origin, or color have equal access to sound and affordable housing.

Programs:

1. Maintain zoning standards for use permits, planned developments, and residential accessory uses to allow housing for special groups, such as seniors and disabled person.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

2. Develop a program of incentives including density bonuses and reduced development standards for senior housing projects.

Responsible Agency: Community Development Department
Timeframe: Ongoing

Quantified Objective: N/A

3. Cooperate with non-profit housing and social service agencies and pursue grants for providing housing opportunities for special needs groups, such as the homeless and battered women.

Responsible Agency: Community Development Department
Timeframe: 2004
Quantified Objective: N/A

4. Cooperate with non-profit groups and local religious organizations to allow the temporary use of churches as homeless shelters.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

5. Continue to support local Motel Voucher programs for temporarily displaced persons.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

6. Ensure full compliance with the American Disabilities Act, and continue to enforce the complementary provisions of the Uniform Building Code.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

Policy 6.2: Encourage lending institutions to provide loans for projects for special needs groups, including one-parent households.

Program:

1. Earmark RDA set aside funds for housing projects.

Responsible Agency: Redevelopment Agency
Timeframe: Short-term/Ongoing
Quantified Objective: Tax Increment Available \$115,000

Policy 6.3: Encourage multi-family projects that provide affordable housing.

Programs:

1. Develop policies to reduce or waive impact fees for affordable housing projects.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: N/A

Moved to Policy 2.2.2.

Policy 6.4: Encourage the development of multi-bedroom units for families.

Programs:

2. Moved to Policy 3.1.4. Create incentives for construction of three-bedroom rental units.

Responsible Agency: Community Development Department
Timeframe: Mid-term
Quantified Objective: 3 very low income units per year

Policy 6.5: Ensure that persons with disabilities have adequate access to housing.

Programs:

1. Evaluate the Zoning Ordinance, and amend it as necessary, to ensure ADA compliance with remove governmental constraints on the production of housing for persons with disabilities.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

2. Require all new residential development to comply with all applicable ADA provisions.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

Goal HOS 7: Expand housing assistance efforts

Policy 7.1: Support rental assistance programs.

Programs:

1. Participate in Federal and State housing assistance programs and apply for available funding as appropriate.

Responsible Agency: Community Development Department, City Council
Timeframe: 2003, 2006
Quantified Objective: N/A

2. Target the City's CDBG entitlement share toward the housing needs of low income and special groups.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

3. Seek County staff support, or hire a staff person to administer rental assistance programs.

Responsible Agency: City Council
Timeframe: 2003
Quantified Objective: N/A

Moved to HOS 4.1.3.

4. Coordinate with agencies such as HUD and Farmer's Home Loan regarding available housing assistance.

Responsible Agency: CDD, Redevelopment Agency
Timeframe: Ongoing
Quantified Objective: N/A

5. Encourage, and support expanding the role of, the San Luis Obispo Housing Authority in Atascadero.

Responsible Agency: Community Development Department, City Council
Timeframe: Ongoing
Quantified Objective: N/A

Goal HOS 8: Decrease non-governmental constraints on housing production

Policy 8.1: Encourage interplay between lending institutions, the real estate and development community and the City to better understand and address non-governmental constraints and facilitate production of affordable housing.

Program:

1. Continue to facilitate understanding of the impact of future economic employment and growth on housing needs among financial, real estate, and development professionals in formalized settings, such as the Economic Round Table.

Responsible Agency: CDD, RDA, Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: N/A

2. Work with financial institutions to identify and mitigate any constraints on access to financing for multifamily development, and explore the use of CDBG or HOME funds as seed money to encourage lenders to finance multifamily projects.

Responsible Agency: Community Development Department
Timeframe: 2002
Quantified Objective: N/A

3. Use Redevelopment Agency funds to leverage State and federal funds (including, and encourage the use of private financing mechanisms, to assist in the production of affordable housing. Funding mechanisms that should continue to be explored include the HCD Multifamily Housing Program, federally subsidized Section 221

(d)(4), Section 8 or Section 202 programs, Community Development Block Grants, tax-exempt bond financing, HOME funds, administrative fees collected by the County Housing Authority, and favorable financing made available through financial institutions, to assist low- and moderate-income households.

Responsible Agency: Community Development Department
Timeframe: 2002 - ongoing
Quantified Objective: N/A

Policy 8.2: Help lower development costs where feasible, especially for low and moderate income housing units.

Programs:

1. Continue to monitor and evaluate development standards and advances in housing construction methods.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

2. Develop a mechanism to track the affordability of housing projects and provide annual reports to the Planning Commission and City Council.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

Goal HOS 9: Decrease governmental constraints on housing production

Policy 9.1: Review projects in as timely a manner as possible, while maintaining adequate public involvement and fulfilling the appropriate requirements of State and local laws.

Programs:

1. Continue to consolidate all actions relating to a specific project on the same Council or Commission agenda.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

2. Continue to review minor modifications through an adjustment procedure, and more substantial changes through conditional use permit.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: N/A

3. Continue to review and revise local review procedures to streamline the process.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: N/A

4. Provide HCD with an annual status report, including progress toward meeting regional housing needs.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

5. Continue to maintain pre-approved stock development plans to streamline the plan check process.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

Goal HOS 10: Ensure an adequate supply of land for new housing production

Policy 10.1: Encourage infill and intensification in areas suitable for housing within the USL.

Programs:

1. Update the zoning ordinance to allow only residential and accessory uses on existing vacant residential land.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: Short-term
Quantified Objective: N/A

2. Maintain zoning standards that provide for a range of housing densities in various zones.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: N/A

Policy 10.2: Consider revising the Zoning Ordinance to allow mixed use projects outside the downtown area.

Program:

1. Update the Zoning Ordinance to conditionally allow mixed-use projects multi-family projects at up to 16 units/acre in General Commercial land use outside the downtown, including areas along south El Camino Real, Morro Road and at the Dove Creek project site.

Responsible Agency: CDD, Planning Commission, City Council
Timeframe: Concurrent with General Plan Update
Quantified Objective: N/A

Table V-24: Annual Quantified Objectives, 2001-2008

Program	Objective	Income Level			
		Very Low	Low	Moderate	Total
New Construction					
1.1 (2)	Downtown mixed use	1	8		9
1.1 (3)	Small lot single-family			10	10
1.1 (4)	PD in SFR-X Zone			12	12
1.1 (5)	Specific Plans for large projects		5		5
1.1 (7)	Mobile and group homes	3			3
1.1 (8)	Support Apartment Construction	2	6	16	24
2.1 (1)	Density bonus	1	4		5
2.1 (2)	PD-7 for small lot sub'ds.		5	12	17
2.2 (1)	Mort. Credit Cert. pgm.	2			2
2.2 (2)	Inclusionary ordinance	3			3
3.1 (3)	Second units in SFR-Y	3			3
3.1 (4)	Mixed-use projects	3	4		7
3.2 (1)	Pub./private partnerships	3			3
6.4 (2)	Large family units	3			3
Conservation					
3.1 (2)	Non-profit involvement	2			2
Rehabilitation					
4.1 (3)	Federal grant programs	14			14
4.2 (3)	RDA funds	6			6
4.4 (1)	No net loss of aff. units				0
Total Planned / Year		46	32	50	128
Total Required / Year		46	32	46	124

VI. Glossary of General Plan and Housing Terms

(excerpted primarily from *The California General Plan Glossary, 1999*)

A. Abbreviations

AMI: Area Median (Household) Income
BMR: Below-market-rate dwelling unit
CASA: Community Assisted Shared Appreciation second mortgage loan
CDBG: Community Development Block Grant
CEQA: California Environmental Quality Act
CHFA: California Housing Finance Agency
CIP: Capital Improvements Program
CRA: Community Redevelopment Agency
EIR: Environmental Impact Report
FAR: Floor Area Ratio
GMI: Gross Monthly Income
HCD: Housing and Community Development Department of the State of California
HUD: U.S. Dept. of Housing and Urban Development
LOC: Land Use, Open Space and Conservation Element
PUD: Planned Unit Development
SRO: Single Room Occupancy

B. Definitions

Action: A specific activity or task designed to carry out a policy.

Acres, Gross: The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acres, Net: The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

Adaptive Reuse: The conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of former hospital or school buildings to residential use, or the conversion of a historic single-family home to office use.

Adverse Impact: A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordability Requirements: Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low- and low-income households for a specified period.

Affordable Housing: Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Agency: The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Air Rights: The right granted by a property owner to a buyer to use space above an existing right-of-way or other site, usually for development.

Alley: A narrow service way, either public or private, which provides a permanently reserved but secondary means of public access not intended for general traffic circulation. Alleys typically are located along rear property lines.

Annex, v: To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Apartment: (1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Appropriate: An act, condition, or state that is considered suitable.

Architectural Control; Architectural Review: Regulations and procedures requiring the exterior design of structures to be suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of surrounding areas. A process used to exercise control over the design of buildings and their settings. (See "Design Review.")

Area; Area Median Income: As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD), "area" means metropolitan area or non-metropolitan county. In non-metropolitan areas, the "area median income" is the higher of the county median family income or the statewide non-metropolitan median family income.

Arterial: A roadway that typically accommodates 10,000-40,000 intra-community and highway access vehicle trips daily at speeds of 30-40 mph. Access to arterials is preferred via collector and local streets, but direct access to adjoining parcels is common.

Article 34 Referendum: Article 34 of the Constitution of the State of California requires passage of a referendum within a city or county for approval of the development or acquisition of a publicly financed housing project where more than 49 percent of the units are set aside for low-income households.

Assisted Housing: Generally multifamily rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multifamily mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs. All California Housing Elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing within 10 years.

- Bed and Breakfast:** Usually a dwelling unit, but sometimes a small hotel, which provides lodging and breakfast for temporary overnight occupants, for compensation.
- Blight:** A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility. The Community Redevelopment Law (Health and Safety Code, Sections 33031 and 33032) contains a definition of blight used to determine eligibility of proposed redevelopment project areas.
- Buffer Zone:** An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.
- Building:** Any structure used or intended for supporting or sheltering any use or occupancy.
- Building Height:** The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers.
- Building Site:** An area of 20% slope or less that is not constrained by native trees or other sensitive habitats.
- Buildout:** Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.
- California Environmental Quality Act (CEQA):** A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. An Environmental Assessment may be prepared for housing elements, leading to a Declaration of No Environmental Impact.
- California Housing Finance Agency (CHFA):** A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low-and moderate-income housing.
- Capital Improvements Program (CIP) :** A program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the general plan.
- Census:** The official decennial enumeration of the population conducted by the federal government.
- Character:** Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.
- City:** City with a capital "C" generally refers to the government or administration of a city. City with a lower case "c" may mean any city or may refer to the geographical area of a city (e.g., the properties in the city.)
- Clustered Development:** Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.
- Collector:** A street that typically accommodates 5,000-20,000 vehicle trips daily at speeds of 25-30 mph within and between neighborhoods. Collectors are intended to distribute trips from local streets to arterials.

- Community Care Facility:** Elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care. Sometimes referred to as residential care or personal care. (See "Congregate Care.")
- Community Development Block Grant (CDBG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development. Atascadero is a non-entitled jurisdiction.
- Community Redevelopment Agency (CRA):** A local agency created under California Redevelopment Law, or a local legislative body that has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with the adopted community general plan, including the housing element.
- Compatible:** Capable of existing together without conflict or ill effects.
- Condominium:** A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")
- Congregate Care:** Apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See "Community Care Facility.")
- Consistent:** Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.
- County:** County with a capital "C" generally refers to the government or administration of a county. County with a lower case "c" may mean any county or may refer to the geographical area of a county (e.g., the county's 19 cities).
- Covenants, Conditions, and Restrictions (CC&Rs):** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.
- Criterion:** A standard upon which a judgment or decision may be based. (See "Standards.")
- Density, Residential:** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See "Acres, Gross," and "Developable Acres, Net.")
- Density Bonus:** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus.

- Density, Control of:** A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts.
- Design Review; Design Control:** The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. "Design Control" requires that certain specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. "Design Review" usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee. (See "Architectural Control.")
- Developable Acres, Net:** The portion of a site that can be used for density calculations. Some communities calculate density based on gross acreage. Public or private road rights-of-way are not included in the net developable acreage of a site.
- Developable Land:** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.
- Developer:** An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.
- Development:** The physical extension and/or construction of urban land uses. Development activities include subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.
- Development Fee:** (See "Impact Fee.")
- Development Rights:** The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts. (See "Interest, Fee.")
- District:** (1) An area of a city or county that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses. (2) A portion of the territory of a city or county within which uniform zoning regulations and requirements apply; a zone.
- Diversity:** Differences among otherwise similar elements that give them unique forms and qualities. E.g., housing diversity can be achieved by differences in unit size, tenure, or cost.
- Duet:** A detached building designed for occupation as the residence of two families living independently of each other, with each family living area defined by separate fee title ownership.
- Duplex:** A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Elbow Room: A term used to express a local community value of preserving the small town / rural character of Atascadero that has historically been expressed by the preservation of large lot sizes.

Elderly Housing: Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See "Congregate Care.")

Emergency Shelter: A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Encourage, v: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance, v: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR): A report required of general plans by the California Environmental Quality Act and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See "California Environmental Quality Act.")

Exaction: A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Fair Market Rent: The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family: (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a *bona fide* single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Feasible: Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Feasible, Technically: Capable of being implemented because the industrial, mechanical, or application technology exists.

Finding(s): The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify actions taken by the entity.

Floor Area Ratio (FAR): The gross floor area permitted on a site divided by the total net area of the site, expressed in percent. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 100 percent will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 150 percent would allow 15,000 sq. ft. of floor area; an FAR of 200 percent would allow 20,000 sq. ft.; and an FAR of 50 percent would allow only 5,000 sq. ft. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

Footprint; Building Footprint: The outline of a building at all of those points where it meets the ground.

General Plan: A compendium of city or county policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors. In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety) and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste, and Parks and Recreation). The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan."

Goal: An ultimate end toward which effort is directed. A goal is general, long-term and not usually achievable within the General Plan time frame.

Granny Flat: (See "Second Unit.")

Group Quarters: A residential living arrangement, other than the usual house, apartment, or mobile home, in which two or more unrelated persons share living quarters and cooking facilities. Institutional group quarters include nursing homes, orphanages, and prisons. Non-institutional group quarters include dormitories, shelters, and large boarding houses.

Guesthouse: A term of the City of Atascadero Zoning Ordinance for accessory residential buildings without cooking facilities.

Guidelines: General statements of policy direction around which specific details may be later established.

Handicapped: A person determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Home Occupation: A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.

Homeless: Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, Section 65583(c)(1), requires all cities and counties to address the housing needs of the homeless. (See "Emergency Shelter" and "Transitional Housing.")

Household: All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Householder: The head of a household.

Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development Department of the State of California (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Authority, Local (LHA): Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing. In Atascadero, the LHA is the San Luis Obispo County Housing Authority.

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See "Dwelling Unit," "Family," and "Household.")

Impact: The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fee: A fee, often called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 et seq. specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impacted Areas: Census tracts where more than 50 percent of the dwelling units house low- and very low-income households.

Implementation: Actions, procedures, programs, or techniques that carry out policies.

Improvement: The addition of one or more structures or utilities on a parcel of land.

Inclusionary Housing Unit: Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (See "Zoning, Inclusionary.")

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

In Lieu Fee: Cash payments that may be required of an owner or developer as a substitute for a dedication of land or construction of inclusionary or below-market-rate housing, and referred to as in lieu fees or in lieu contributions.

Institutional Use: (1) Publicly or privately owned and operated activities that are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religious organizations; and (3) other nonprofit activities of a welfare, educational, or philanthropic nature that cannot be considered a residential, commercial, or industrial activity.

Interest, Fee: Entitles a landowner to exercise complete control over use of land, subject only to government land use regulations.

Issues: Important unsettled community matters or problems that are identified in a community's general plan and are dealt with by the plan's goals, policies, and implementation programs.

Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Land Banking: The purchase of land by a local government for use or resale at a later date. "Banked lands" have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.

Land Use Classification: A system for classifying and designating the appropriate use of properties.

Land Use Regulation: A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Leasehold Interest: (1) The interest that the lessee has in the value of the lease itself in condemnation award determination. (2) The difference between the total remaining rent under the lease and the rent the lessee would currently pay for similar space for the same time period.

Linkage: With respect to jobs/housing balance, a program designed to offset the impact of employment on housing need within a community, whereby project approval is conditioned on the provision of housing units or the payment of an equivalent in-lieu fee. The linkage program must establish the cause-and-effect relationship between a new commercial or industrial development and the increased demand for housing.

Local Agency Formation Commission (LAFCO): A County body that reviews and evaluates all proposals for formation of special districts, incorporation of cities, consolidation of districts, mergers of districts and cities, certain annexations to cities, and urban growth boundaries and urban service areas.

Lot: (See "Site.")

Lot of Record: A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the County Recorder's office containing property tax records.

Low-income Household: A household with an annual income usually no greater than 80 percent of the area median income for a household of four persons and based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 Housing Program. (See "Area.")

Low-income Housing Tax Credits (LIHTC): Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Maintain, v: To keep in an existing state. (See "Preserve, v.")

Mandatory Element: A component of the General Plan mandated by State Law. California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

Manufactured Housing: Residential structures that are constructed entirely in the factory, and that since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

May: That which is permissible.

Minimize, v : To reduce or lessen, but not necessarily to eliminate.

Ministerial (Administrative) Decision: An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigate, v : To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park. (See "Manufactured Housing" and "Modular Unit.")

Moderate-income Household: A household with an annual income between the lower income eligibility limits (usually 80 percent of the area median family income) and 120 percent of the area median family income, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area" and "Low-income Household.")

Modular Unit: A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-built Housing and regulated by State law of that title. (See "Mobile Home" and "Manufactured Housing.")

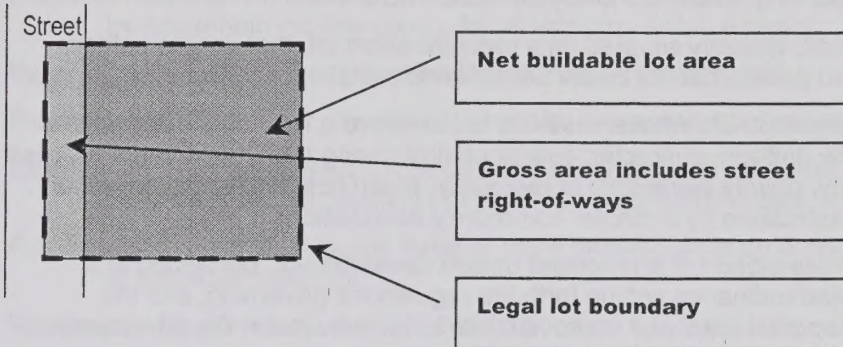
Multifamily Building: A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Must: That which is mandatory.

Necessary: Essential or required.

Need: A condition requiring supply or relief. The City or County may act upon findings of need within or on behalf of the community.

Net Area: Net area shall mean minimum lot size exclusive of private or publicly owned abutting road rights-of-way while "Gross" shall include abutting road right-of-way to center line, regardless of ownership



Noise Contour: A map line connecting points of equal noise level.

Non-conforming Use: A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Notice (of Hearing): A legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency.

Objective: A specific statement of desired future condition toward which the City or County will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the general plan. "The addition of 100 units of affordable housing by 2005" is an example of an objective.

Open Space: An area of land or water that is essentially unimproved and devoted to 1) preservation of natural resources, 2) managed production of resources, 3) outdoor recreation, or 4) public health and safety.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overlay: A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Parcel: A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Park and Recreation Facilities: All land in City-owned trails, parks, and special use facilities (including community, senior, youth and aquatic centers), in school or County-owned recreational facilities with a joint-use agreement for City use; plus half of all recreational land controlled by homeowner

associations, and ten percent of recreational open space, as defined in the Parks and Recreation Master Plan.

Parking, Shared: A public or private parking area used jointly by two or more uses.

Patio Unit: A detached single family unit, typically situated on a reduced-sized lot, that orients outdoor activity within rear or side yard patio areas for better utilization of the site for outdoor living space.

Planned Community: A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association.

Planned Unit Development (PUD): A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

Planning and Research, Office of (OPR): A governmental division of the State of California that has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.

Planning Area: The Planning Area is the land area addressed by the General Plan (and hence, by the Housing Element). For a city, the Planning Area boundary typically coincides with the Sphere of Influence that encompasses land both within the City Limits and potentially annexable land.

Planning Commission: A body, usually having five or seven members, created by a city or county in compliance with California law (Section 65100) that requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.

Policy: A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See "Program.")

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Preserve, v: To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")

Principle: An assumption, fundamental rule, or doctrine that will guide general plan policies, proposals, standards, and implementation measures. The State Government Code (Section 65302) requires that general plans spell out the objectives, "principles," standards, and proposals of the general plan. "Adjacent land uses should be compatible with one another" is an example of a principle.

Program: An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and action statements establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Protect, v: To maintain and preserve beneficial uses in their present condition as nearly as possible. (See "Enhance.")

Recognize, v: To officially (or by official action) identify or perceive a given situation.

Redevelop, v: To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

- Regional:** Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.
- Regional Housing Needs:** A quantification by a COG or by HCD of existing and projected housing need by household income group, for all localities within a region.
- Regulation:** A rule or order prescribed for managing government.
- Rehabilitation:** The repair, preservation, and/or improvement of substandard housing.
- Residential:** Land designated in the City or County General Plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")
- Residential, Multifamily:** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.
- Residential, Single-family:** A single dwelling unit on a building site.
- Restore, v:** To renew, rebuild, or reconstruct to a former state.
- Restrict, v:** To check, bound, or decrease the range, scope, or incidence of a particular condition.
- Retrofit, v:** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.
- Reverse Annuity Mortgages:** A home financing mechanism that enables a homeowner who a senior citizen to release equity from his or her home. The senior receives periodic payments that can be put to immediate use. Loans are fixed term and are paid when the house is sold or when the term expires.
- Rezoning:** An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.
- Second Mortgage Program:** The lending by a public or private agency of a portion of a required down payment to a developer or first-time homebuyer, usually with restrictions requiring that the units assisted through the program remain affordable to very low- and low-income households.
- Second Unit:** A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat."
- Section 8 Rental Assistance Program:** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.
- Senior Housing:** (See "Elderly Housing.")
- Seniors:** Persons age 62 and older.
- Shall:** That which is obligatory or necessary.
- Shared Living:** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Should: Signifies a directive to be honored if at all possible.

Significant Effect: A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

Single-family Dwelling, Attached: A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-family Dwelling, Detached: A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO): A single room, typically 80-250 square feet, with a sink and closet, but that requires the occupant to share a communal bathroom, shower, and kitchen.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Specific Plan: Under Article 8 of the Government Code (Section 65450 et seq.), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

Sphere of Influence: The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission of the County.

Standards: (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions—for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Stock Cooperative Housing: Multiple-family ownership housing in which the occupant of a unit holds a share of stock in a corporation that owns the structure in which the unit is located.

Structure: Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subdivision Map Act: Division 2 (Sections 66410 et seq.) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Subregional: Pertaining to a portion of a region. Contra Costa and Alameda Counties are a subregion of the San Francisco Bay Area.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market

value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substantial: Considerable in importance, value, degree, or amount.

Target Areas: Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low- and low-income households.

Tax Credit: A dollar amount that may be subtracted from the amount of taxes owed.

Tax Increment: Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low- and low-income housing.

Townhouse; Townhome: A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association. (See "Condominium.")

Transitional Housing: Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Undue: Improper, or more than necessary.

Uniform Building Code (UBC): A national, standard building code that sets forth minimum standards for construction.

Uniform Housing Code (UHC): State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Urban Core: An Atascadero General Plan concept that identifies two corridors of commercial and higher density development that radiate out from Downtown along El Camino Real and Morro Road

Urban Services: Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Urban Service Line: The where utilities such as gas, water, sewer, and electricity, and public services such as police, fire, schools, and parks and recreation are and will be provided at typical City service levels.

Use: The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City or County zoning ordinance and General Plan land use designations.

Use, Non-conforming: (See "Non-conforming Use.")

Use Permit: The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Vacant: Lands or buildings that are not actively used for any purpose.

Very Low-income Household: A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 Housing Program. (See "Area.")

Zero Lot Line: A detached single family unit distinguished by the location of one exterior wall on a side property line.

Zone, Combining: A special purpose zone that is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, flood plain or wetlands protection, historic designation, or special parking regulations. Also called "overlay zone."

Zone, Interim: A zoning designation that temporarily reduces or freezes allowable development in an area until a permanent classification can be fixed; generally assigned during General Plan preparation to provide a basis for permanent zoning.

Zone, Study: (See "Zone, Interim.")

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning Bonus: (See "Zoning, Incentive.")

Zoning District: A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

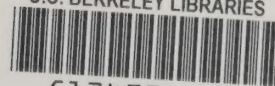
Zoning, Exclusionary: Development regulations that result in the exclusion of low- and moderate-income and/or minority families from a community.

Zoning, Incentive: The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits—such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level—are included in a project.

Zoning, Inclusionary: Regulations that increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums. (See "Inclusionary Housing Unit.")

Zoning Map: Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.

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